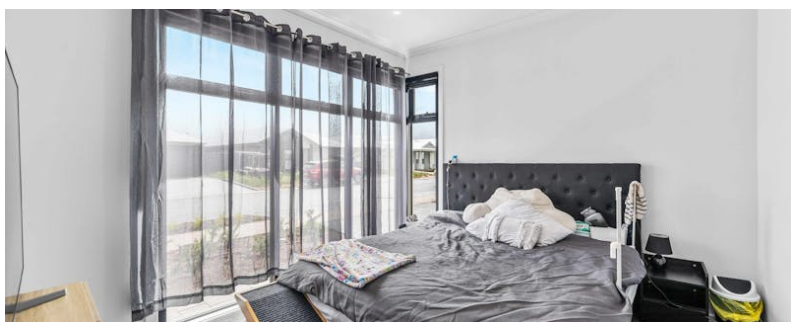




## 2 Pescara Way, ANGLE VALE, SA 5117

### Near-New Living in a Prime Location

Why go through the hassle of building when you can move straight into this stylish near-new home? Built in 2025, this modern three bedroom home offers comfort, convenience and quality in one of Angle Vale's newest and most sought-after estates.

Ideally positioned with easy access to Adelaide and its Northern Suburbs via the Northern Expressway, this location is unbeatable for those seeking both lifestyle and accessibility. Schools, parks and shopping are all close by, making it perfect for families, downsizers or investors.

Step inside to discover an open-plan design filled with natural light, high ceilings and neutral tones. The well appointed kitchen features an island bench with stone bench tops, walk-in pantry and ample built-in cupboards - perfect for the home cook. The master bedroom includes an ensuite and walk-in robe, while bathrooms two and three are serviced by a modern main bathroom.

Enjoy year-round comfort with ducted reverse-cycle air conditioning and peace of mind with an impressive 8kw solar system complete with battery storage. The double garage with internal access adds everyday practicality, and the low-maintenance 319sqm allotment means you can simply move in and relax.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 80P4731

#### SALE DETAILS

**\$669,000 - \$699,000**

#### CONTACT DETAILS

**Elders Real Estate Gawler**

37 Murray Street

GAWLER, SA

08 8522 1988

RLA: 64256

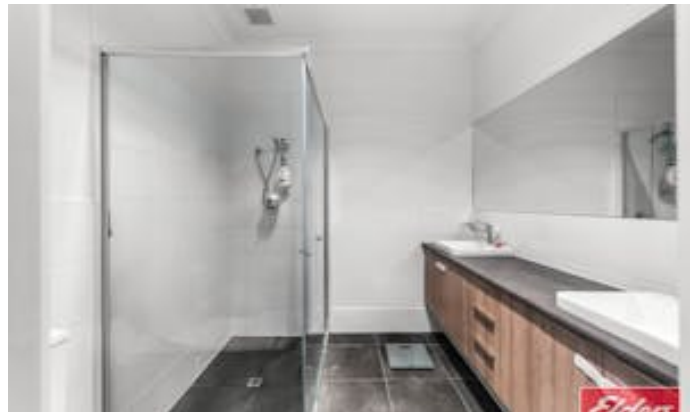
**Christopher Hurst**

0412 897 020

Ready to make an offer? Head to [eldersgawler.com.au](https://eldersgawler.com.au), select the property, and click the 'Make an Offer' tab to submit your offer online in just a few steps.

All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries.

- Land Area 319.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage





2 Pescara Way,  
**ANGLE VALE**



|               |                   |
|---------------|-------------------|
| Living:       | 111.89SQ.M        |
| Garage:       | 32.45SQ.M         |
| Alfresco:     | 13.39SQ.M         |
| Porch:        | 3.48SQ.M          |
| <b>TOTAL:</b> | <b>161.21SQ.M</b> |



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.