



## 13 Stephmarie Road, ANGLE VALE, SA 5117

### 2024 Built - Why Build?

This near new home provides you with the opportunity to move straight into a home without the hassles or the waiting to build.

This 3 bedroom home has a large master bedroom with an ensuite and walk in robe, there is a separate home theatre room, plus a large open plan living room, dining area, kitchen complete with an island bench and walk in pantry.

The home is feature packed with high ceilings, inside access from the double garage, the home has ducted evaporative air conditioning, ducted gas heating, ceiling fans, lots of built in cupboards and lovely neutral tonings throughout.

Outside you will find a decked alfresco area perfect for outdoor entertaining, a tool shed, established gardens and a side access for a trailer. All well laid out on a 492sqm allotment in a very popular area close to schools, shops and easy access to Adelaide via the Northern Expressway.

Ready to make an offer? Head to [eldersgawler.com.au](https://eldersgawler.com.au), select the property, and click

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:** 80P4838

#### **SALE DETAILS**

**\$759,000 - \$799,000**

#### **CONTACT DETAILS**

**Elders Real Estate Gawler**

37 Murray Street

GAWLER, SA

08 8522 1988

RLA: 64256

**Christopher Hurst**

0412 897 020

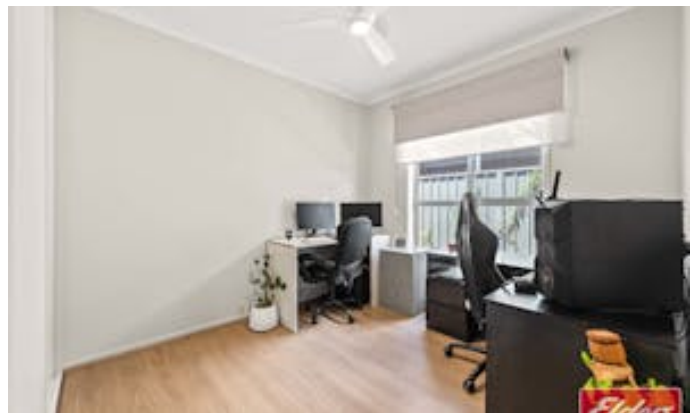
the 'Make an Offer' tab to submit your offer online in just a few steps.

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 492.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite





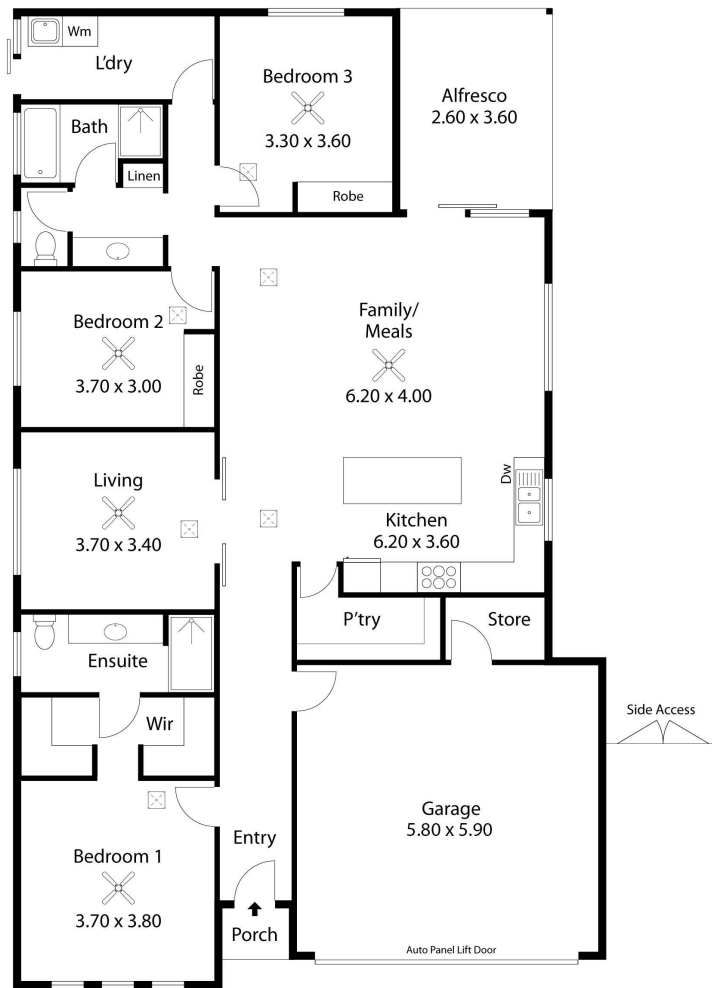








13 Stephmarie Road  
**ANGLE VALE**



Living:	151.38SQ.M
Porch:	1.08SQ.M
Garage:	37.77SQ.M
Alfresco:	11.19SQ.M
<b>TOTAL:</b>	<b>201.41SQ.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.