



## 3 Crystal Court, ANGLE VALE, SA 5117

### Why Build? Spacious Brand New Family Home

Set in a fantastic location in Angle Vale with easy access to Adelaide and the northern suburbs, this beautifully finished 2024 built home delivers the space, style and practicality modern families are searching for, without the wait of building.

Positioned on a generous 666sqm allotment and finished in neutral tones throughout, the home has been thoughtfully designed to offer flexible family living with five bedrooms, multiple living zones and exceptional indoor-outdoor entertaining.

The master suite is a true parents' retreat, complete with a spacious ensuite featuring double vanity, separate toilets and a large walk in robe. The remaining bedrooms are well serviced by built in cupboards and excellent storage throughout the home.

At the heart of the property is a stunning open plan living and dining area, anchored by a beautifully appointed kitchen with island bench, butler's pantry, 900mm cooker and dishwasher. A separate home theatre adds further appeal, creating the perfect second living space for growing families.

High ceilings, plantation shutters and reverse cycle ducted air conditioning enhance

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:** 80P4895

**SALE DETAILS**

**\$900,000 - \$990,000**

**CONTACT DETAILS**

**Elders Real Estate Gawler**

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GAWLER, SA

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**Christopher Hurst**

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comfort and style, while the 6.6kW solar system with 10kW battery offers outstanding energy efficiency.

Outside, the home continues to impress with an alfresco area flowing through to an expansive gable roof outdoor entertaining space, ideal for hosting family and friends year round. A triple garage under the main roof, 6m x 4m shed, established gardens and water filtration system complete this outstanding package.

A quality home in a sought after location, offering all the benefits of a new build with none of the hassle, this is a superb opportunity for families wanting space, comfort and convenience in Angle Vale.

Ready to make an offer? Head to [eldersgawler.com.au](http://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 666.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- 3 car garage

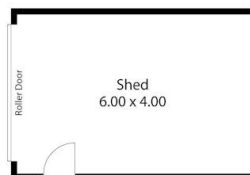




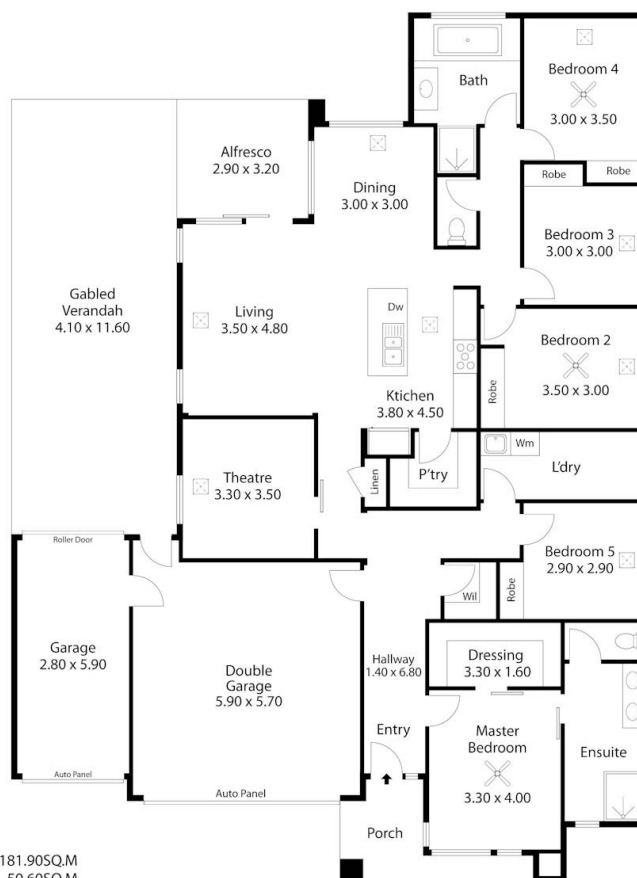




3 Crystal Court,  
**ANGLE VALE**



(Not In Position)



Living:	181.90SQ.M
Garage:	50.60SQ.M
Porch:	6.55SQ.M
Verandah:	47.50SQ.M
Alfresco:	9.28SQ.M
Shed:	24.00SQ.M

**TOTAL: 319.83SQ.M**



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