

**31 Merlot Rd, Angle Vale, SA 5117****Leased - \$680**House 4  2  2 

## Comfortable Family Living in a Convenient Location

TO REGISTER AND INSPECT THIS PROPERTY VISIT: <https://tenantoptions.com.au/>

\*\* Only applicants who have inspected the property will be considered \*\*

LJ Hooker Property Specialists are pleased to present this well-maintained family home located in the newer development of Angle Vale. Offering four bedrooms, two bathrooms, and a practical open plan layout, this home provides comfortable living with space for the whole family.

### Features include:

- ? Four good-sized bedrooms, three with built-in robes
- ? Main bedroom with walk-in robe and private ensuite
- ? Central main bathroom with separate toilet for added convenience
- ? Open plan kitchen, living and dining area filled with natural light
- ? Kitchen with stainless steel appliances, gas cooktop, dishwasher and ample storage
- ? Reverse cycle ducted air conditioning for year-round comfort
- ? Two separate living areas offering flexible family living
- ? Undercover alfresco area, ideal for outdoor entertaining
- ? Low maintenance front and rear yards
- ? Double garage with internal access

The home is conveniently located near Angle Vale Shopping Centre and Playford Marketplace, with local dining options including Sneaky's Restaurant and Angle Vale Tavern. Schools, shops and public transport are also within easy reach, making day-to-day living simple and convenient.

Tenant responsible for water supply and usage.

Please contact us during office hours on 8289 6660 (Monday-Friday 9am-5pm) if you have any queries regarding the application process. If your queries relate to an open inspection time, please be advised that all open times are updated every Friday by close of business. If you are unable to attend the open inspection or there are no open times scheduled, please send your enquiry through this website.

RLA 208516

### Listed By

Tania Geszner

### Open for Inspection

By Appointment.

