



**12 Goulburn Street ANGLE VALE SA**

5 2 2

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through\*

Virtual Tour Link:  
<https://my.matterport.com/show/?m=P4VFunMG4CG>

To submit an offer, please copy and paste this link into your browser: <https://airtable.com/shrBb12PXtTjyZAXm>

Mike Lao, Brendon Ly and Edge Realty RLA256385 are proud to present to the market this wonderful family abode that will delight whether this is your first or forever home. The sprawling five-bedroom, two-bathroom layout promises a room for every mood and occasion with a host of gathering spaces to enjoy.

Take your pick from the light-filled family room or retreat to the lounge with a good book in one hand and a coffee in

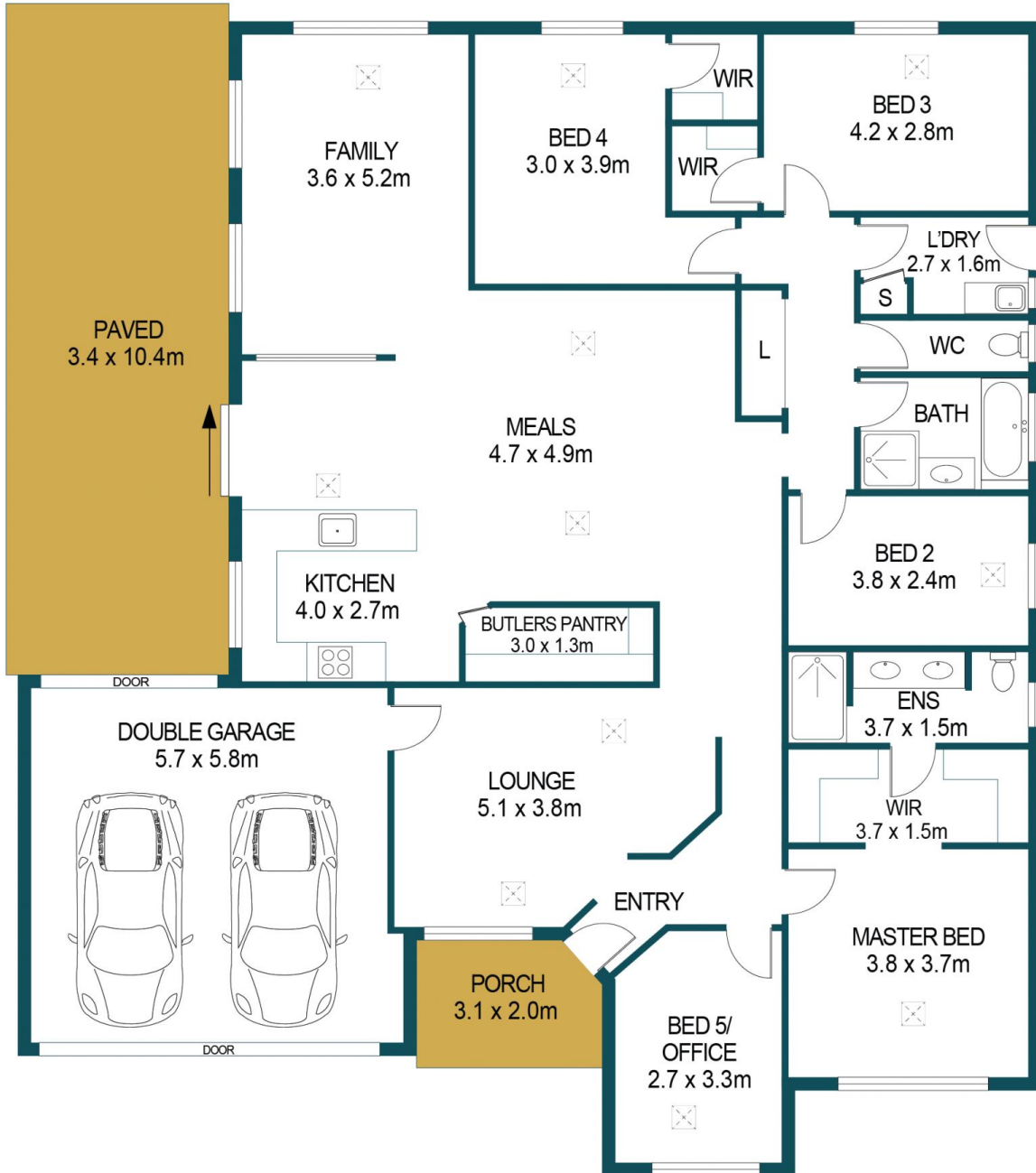
**Price** : \$ 625,000  
**Building Size** : 186 sqm  
**Land Size** : 684 sqm  
**View** : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/angle-vale/residential/house/7005113>



**Mike Lao**  
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| APPROXIMATE DIMENSIONS |                     |
|------------------------|---------------------|
| LIVING:                | 186.9m <sup>2</sup> |
| GARAGE:                | 33.1m <sup>2</sup>  |
| PAVED:                 | 35.4m <sup>2</sup>  |
| PORCH:                 | 6.2m <sup>2</sup>   |
| TOTAL:                 | 261.6m <sup>2</sup> |

## 12 GOULBURN STREET, ANGLE VALE

### DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.



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