



## 6/12A Angle Vale Road EVANSTON GARDENS SA

3 2 2

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*

Virtual Tour Link: <https://shorturl.at/aLOY5>

To submit an offer, please copy and paste this link into your browser:

<https://www.edgerealty.com.au/buying/make-an-offer/>

Mike Lao, Tyson Bennett and Edge Realty RLA256385 are proud to present to the market a home that epitomizes modern low-maintenance living with fantastic features throughout. Situated off the main street for added peace and privacy, this property is an ideal choice for families, first home buyers, and investors alike. Currently, this property boasts fantastic tenants on a fixed lease until 22/06/2024, providing a steady rental income of \$450 per

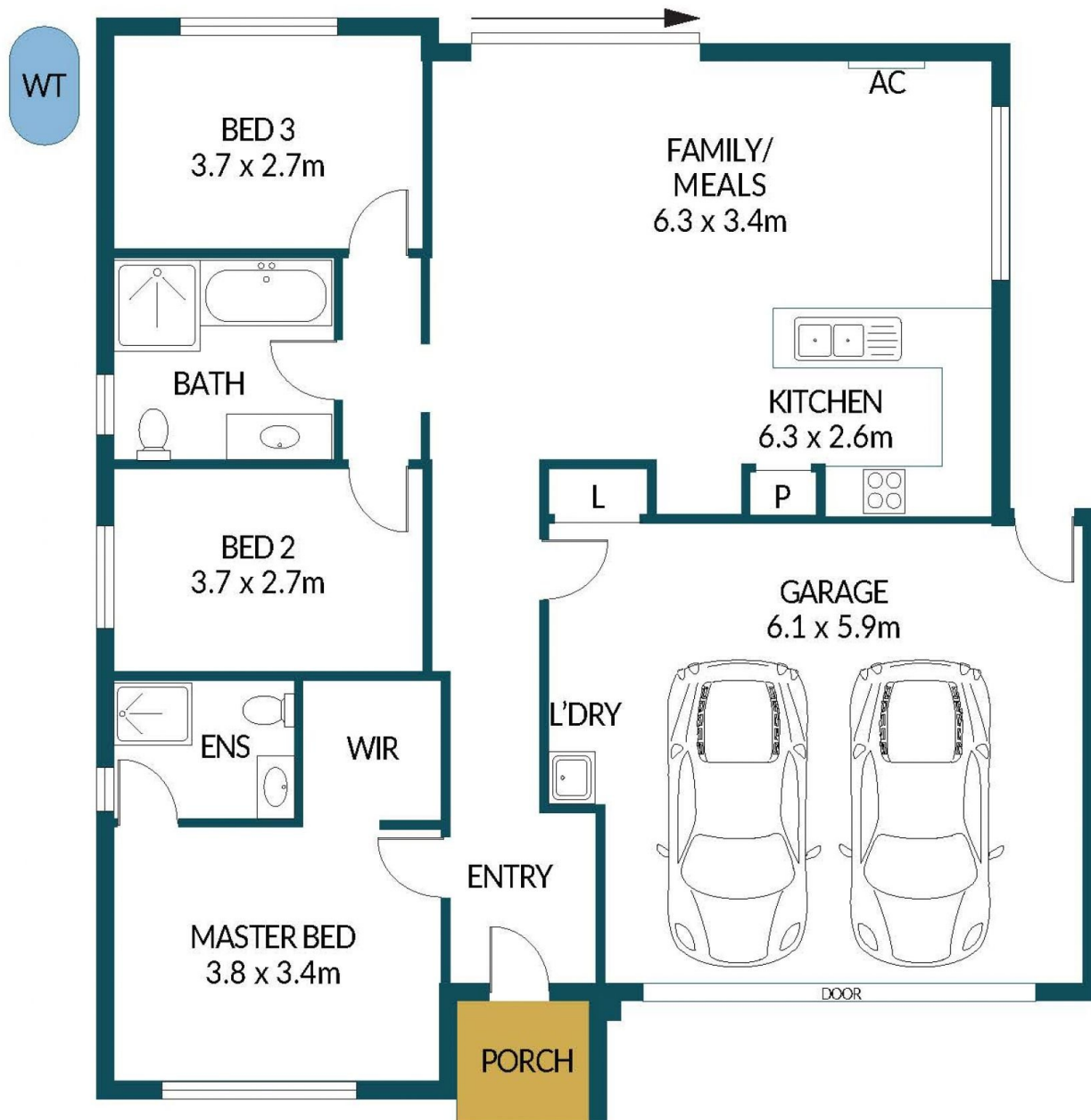
**Price** : Under Contract!  
**Building Size** : 98 sqm  
**Land Size** : 313 sqm  
**View** : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/evanston-gardens/residential/house/7960127>



**Mike Lao**  
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## 6/12A ANGLE VALE ROAD, EVANSTON GARDENS

### 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. Inclusions and exclusions must be confirmed in the Residential Contract.

### APPROXIMATE DIMENSIONS

|         |                     |
|---------|---------------------|
| LIVING: | 98.4m <sup>2</sup>  |
| GARAGE: | 36.0m <sup>2</sup>  |
| PORCH:  | 2.9m <sup>2</sup>   |
| TOTAL:  | 137.3m <sup>2</sup> |