



ANGLE VALE ROAD

FUTURE DEVELOPMENT

STAGE 4

STAGE 3

STAGE 1

STAGE 2

NEW BASIN

NEW TURF SHARED USE OVAL

PLAYING COURTS

RESERVE (DOG PARK)

STAGE 8

STAGE 10

NEW SENIOR & JUNIOR SOCCER FIELDS

STAGE 9

ANGLE VALE COMMUNITY SPORTS CENTRE

COUNCIL COMMUNITY CENTRE

STAGE 7

RESERVE

FRISBY ROAD

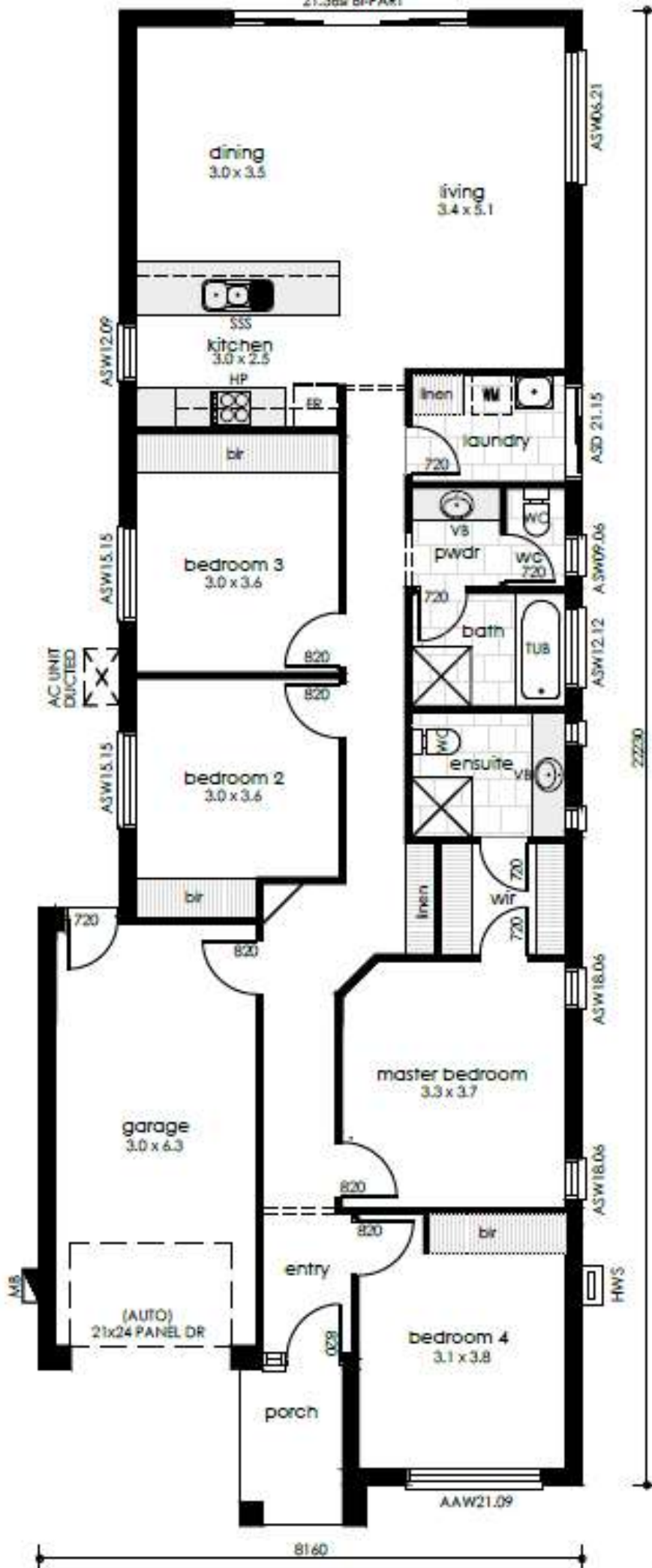
STAGE 6

STAGE 5

FUTURE DEVELOPMENT

FRADD ROAD

21.36d BI-PART





BALTA

LOT 212
LUXMOORE RD
ANGLE VALE
NUOVA VITA

\$579,900

**FIXED PRICE
HOUSE & LAND**

**HARMONY +
SPECIFICATION**

2.7M CEILING + 2.34M DOORS

HEATING & COOLING

TIMBER LAMINATE TO LIVING,
CARPET TO BEDROOMS AND
THEATRE

STAINLESS STEEL KITCHEN
APPLIANCES

BUILT IN ROBES

FULLY FENCED AND
LANDSCAPED

ENERGY CERTIFIED

NBN PREWIRE

AUTOMATIC GARAGE DOOR

LAND PRICE \$215,000 / BUILD \$364,900

BALTA

living	:	134.8
garage	:	22.2
porch	:	3.9
total area	:	160.9m²
house width	:	8.16
house length	:	22.23

