

1 Albara Road, Ingle Farm, SA 5098



House For Sale

Wednesday, 17 April 2024

1 Albara Road, Ingle Farm, SA 5098

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Mohit Gupta
0421472034



Jonah Nekoranec
0413930049

Auction (USP) 04/05@6pm

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this fantastic 3 bedroom family home situated on a corner allotment in the ever sought after suburb of Ingle Farm. Perfect for purchasers in all stages of their property journey, first home buyers looking to get their feet onto the property ladder, families looking for a great home in the perfect location; or investors of all kinds looking for an opportunity to renovate the current property and reap highly sought after rental returns. Welcome to 1 Albara Road, Ingle Farm! Situated on a generously sized corner allotment of approximately 623m² and with a wrap-around frontage of approximately 74 meters astute purchasers will notice the subdivision potential subject to the necessary planning consent. Located only minutes from Ingle Farm primary school, Ingle Farm shopping centre, Walkley Heights shopping centre, Bridgeway Hotel, many local bus stops and a short drive to Tea tree plaza/Modbury Hospital this is a chance to purchase in a highly sought after pocket within an amazing local community. Features of this fantastic home include:

- Large 623m² corner allotment.
- Solid Brick 3 Bedroom home, great size for an established or growing family.
- Spacious Master Bedroom includes with a split system AC
- Large front located family living room with a split system AC and ceiling fan.
- Gas kitchen with breakfast bar and ample cupboard space.
- Centrally located bathroom, laundry and toilet all separate creating great convenience.
- Bathroom includes separate bath and a portable shower head.
- Rear yard with garden shed and great space for garden/outdoor entertaining area
- Single carport door with a space large enough for two vehicles.
- Space for an additional two vehicles on front driveway
- Being within close proximity to many shopping options, schooling, parks and other local amenities, an in person inspection is an absolute must!

Please note that this property is scheduled to be auctioned on 04th of May 2024 at 6pm and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034. **DISCLAIMER:** We have in preparing this document used our best endeavors to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA-322341