

1 Danum Avenue, Ingle Farm, SA 5098



House For Sale

Saturday, 18 November 2023

1 Danum Avenue, Ingle Farm, SA 5098

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 650 m2

Type: House



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Auction Saturday 9th of December at 4:00pm (USP)

Ideal for the active or larger family is this spacious 3 bedroom home plus semi detached granny flat, all perfectly positioned on a generous, secure corner allotment of 650m². The allotment features dual street frontage with high perimeter fencing and automatic sliding gates to both streets, ensuring your privacy and peace of mind is paramount when you are at home or away. The main home offers open plan living with 3 spacious bedrooms. Sleek tiled floors, fresh neutral tones and LED downlights add a vibrant contemporary ambience, while filtered natural light creates a calming warmth for your everyday living. A bright modern kitchen overlooks the living room and offers composite stone bench tops, stainless steel appliances, crisp modern cabinetry, wide breakfast bar and ample cupboard space. All 3 bedrooms offer sleek floating floors and a well serviced by a bright main bathroom with separate bath and shower, separate toilet and walk-through laundry with exterior access. A wide rear verandah connects the granny flat to the main home and offers a valuable area for your outdoor living and alfresco entertaining. A secure yard with auto roller door will provide a safe spot to park your valuable vehicles while security roller shutters to main windows ensure your comfort and peace of mind. The granny flat features sleek tiled floors and fresh neutral tones across a generous living space where a cosy corner kitchen offers modern facilities. Split system air-conditioning ensures year-round comfort, while generous bedroom, separate laundry and bright main bathroom complete an appealing flat that would be ideal for your elderly relatives or perfect as a rental to help soothe the mortgage. A fabulous opportunity for larger families, wise investors or shrewd entrepreneurs. Briefly: * 3 bedroom home plus large granny flat on generous corner allotment * Block size of approximately 650m² * High perimeter fencing to the 2 street frontage * Automatic sliding gates to both streets * Main home featuring 3 spacious bedrooms, open plan living and modern kitchen * Sleek tiled floors, fresh neutral tones and LED downlights * Security roller shutters to main windows * Kitchen features composite stone bench tops, stainless steel appliances, crisp modern cabinetry, wide breakfast bar and ample cupboard space * All 3 bedrooms with crisp floating floors * Bright main bathroom with separate bath and shower * Separate toilet and walk-through laundry * Ducted reverse cycle air-conditioning * Handy garden shed for outdoor storage * Granny Flat * Granny flat with sleek tiled floors and fresh neutral tones * Cosy corner kitchen with modern appliances * Split system air-conditioning * Separate laundry and bright main bathroom. Quietly located in a peaceful street heart of Ingle Farm. There are a number of parks and reserves in the area for your exercise and relaxation, including Kentish Green reserve and playground, just around the corner. Walkley Park and Golding Oval with the Ingle Farm Little Athletics are also both within easy walking distance. Local schools include Ingle Farm Primary, Prescott Primary Northern and the zoned Valley View Secondary School, (all close by), with Para Vista Primary, St Pauls College, Heritage College, Cedar College and TAFE SA Gilles Plains also quite accessible. Ingle Farm & Clovercrest Shopping Centres are both nearby, ideal for your daily & weekly requirements. The Gepps Cross Lifestyle Centre and markets & Tea Tree Plaza are both a short commute away for your speciality and designer shopping.