

**109 Lander Road, Trott Park, SA 5158**



**House For Sale**

Tuesday, 6 February 2024

109 Lander Road, Trott Park, SA 5158

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 627 m2**

**Type: House**



Jason Mills

0884716180



Leanne Curzon

0415203588

## **Auction 24th February at 3pm (USP)**

This much-loved family home is positively brimming with potential. Immaculately presented with plenty of space for family living. Don't miss this opportunity to make your mark in a family-friendly suburb and create memories that last a lifetime. The adaptable floor plan boasts four bedrooms, numerous living areas, a generously sized kitchen, and a covered outdoor entertaining space. Designed for effortless day-to-day living, the open-plan kitchen and family area provide ample space for relaxation and gathering. Meanwhile, the separate lounge and dining area create an inviting atmosphere for hosting guests, complemented by an outdoor entertaining space, perfect for savoring summer BBQs. At the front, a stunning native-inspired garden flourishes requiring minimal upkeep. This allows you to simply sit back and enjoy the leafy embrace of your home's surroundings. Convenient rear access allows for easy entry to the backyard, featuring a substantial shed and carport, catering to the needs of DIY enthusiasts, tradespeople, or those with recreational vehicles. Year-round comfort is ensured with ducted cooling and heating, while rooftop solar panels efficiently manage energy consumption, keeping utility bills in check. Ideally situated, this property is just a brief stroll from parks, schools, and local amenities. With effortless access to public transport and major thoroughfares like the Southern Expressway, commuting becomes a breeze. More reasons to love this home:

- Lovingly presented family home
- Multiple living spaces
- Outdoor entertaining area
- Master bedroom with ensuite and walk-in robe
- Ducted cooling and heating
- Pure Tap water filtration system installed in the kitchen
- Smart 'Netatmo' front door surveillance camera
- Rooftop solar
- Easy-care 627sqm block (approx)
- Lots of off-street parking
- Large shed
- Walk to schools, parks and shops

As charming as it stands, this home is brimming with untapped potential, beckoning you to seize the opportunity. Don't let it slip away! Call Jason Mills today. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.