

# 10B Pando Avenue, Ingle Farm, SA 5098

## House For Sale

Tuesday, 21 November 2023

10B Pando Avenue, Ingle Farm, SA 5098

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 327 m2

Type: House



Matthew Lipari  
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Edward Luscombe  
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## Auction - \$630,000

This great, low maintenance home was tastefully built in 2018, sits on 327 square meters and is sure to tick all the boxes. This home appeals to a diverse range of prospective purchasers including first home buyers as well as those looking to build their investment portfolio. On offer are three good sized bedrooms, multiple bathrooms and a backyard dining area, allowing you to enjoy meals with loved ones. Perfectly positioned in the heart of Ingle Farm, this home is within close proximity to a range of valuable amenities. Ingle Farm Shopping Centre is just up the road and boasts an array of beautiful cafes and restaurants as well as Aldi, Coles and Kmart for all your shopping needs. Wonderful parks and reserves surround the home and include Stokes Green, Rowe Park and Makin Reserve, allowing you to embrace the outdoors. Ingle Farm Primary School, Ingle Farm East Primary School, Valley View Secondary School and St Paul's College. More features to love: > The master bedroom features a valuable walk-in robe, ensuite and ceiling fan. > Two additional bedrooms with built-in robes and ceiling fans. > Step further through the home and you will encounter a lovely light filled kitchen, dining and family room which offers a ceiling fan, making this the perfect space to spend time with family and friends. > The immaculate kitchen comprises ample cabinetry including a walk-in pantry as well as a dishwasher, a double sink and a 5 burner gas cooktop.> The backyard boasts an attractive patio area, allowing you to dine outdoors with loved ones. > Neutral main bathroom which includes a shower, a bath as well as a separate toilet and vanity. > Good sized laundry with valuable external access. > Single width garage offering secure parking space for one vehicle. > Ducted reverse cycle throughout. > LED lights throughout. > Roller shutters to all the windows. > 6.6kw solar system. Details:Certificate of Title | 6187 / 223Title | Torrens TitleYear Built | 2018Land Size | 327 sqm approxFrontage | 10.7 meters approxCooktop | GasCouncil | City of SalisburyCouncil Rates | \$483 pqWater Rates | \$163.23 pqAll information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.