

11 Bolmen Lane, Andrews Farm, SA 5114



Townhouse For Sale

Wednesday, 7 February 2024

11 Bolmen Lane, Andrews Farm, SA 5114

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



James Rawkins
0408081826

\$275,000 - \$295,000

Embrace a lock-up-and-leave lifestyle with a low-maintenance floorplan designed for ease. This residence caters to the needs of first-time homebuyers, downsizers, couples, and savvy investors, boasting a contemporary charm. Currently under lease until March 2024. The meticulously planned layout extends gracefully across two levels, featuring two bedrooms. The centerpiece is the airy open-plan kitchen, seamlessly merging with the living room, bathed in natural light and with a separate extra space for dining or the home office. Flowing effortlessly, the internal living space connects to the balcony, creating a perfect retreat for enjoying morning coffee and unwinding. Adding to the allure is a secure garage on the lower level, enhancing both functionality and charm. This inviting, stylish, and spacious home enjoys a prime location with supermarkets, parks, and numerous schools nearby. Conveniently close to the popular Munno Para Shopping City, it offers a perfect blend of convenience and comfort. Features that make this home special:- Bedroom 1 and 2 complete with built-in robes- Light-filled, open plan living and dining room with split system reverse cycle air conditioner and sliding doors leading to the balcony- Timeless kitchen with stainless steel appliances, gas cooktop and pantry - Main bathroom centrally located, featuring shower and toilet- Laundry on lower level - Valuable storage space under stairs- Garage with automatic panel lift door - Currently tenanted until March for \$270.00 per week Ideally located close to a variety of schools including Andrews Farm Community Preschool, St. Columbia College, Mark Oliphant College and Adelaide North Special School. All the shopping and entertainment that Munno Para Shopping City and Elizabeth City Centre are only a few minutes away or enjoy a round of golf at the nearby Playford Lakes golf course. All this and only 40 minutes (approximately) to the CBD via the Northern Expressway. All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. RLA 313174