

# 11 York Terrace, Ferryden Park, SA 5010

Harcourts  
Property People

## Sold House

Sunday, 8 October 2023

11 York Terrace, Ferryden Park, SA 5010

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 378 m2

Type: House



Wally Armanios  
0433232398

**\$725,000**

This impressive 3-bedroom property boasts a secure lock-up garage with convenient internal access, making it a perfect find for those seeking both comfort and style. The interior showcases a modern and fresh design, with quality flooring and downlighting creating an inviting ambiance. The master bedroom, strategically placed off the entry, features a spacious walk-in robe and a well-appointed ensuite bathroom. It leads to a versatile second living/study area, perfect for accommodating your lifestyle needs. Additionally, there are two more bedrooms with built-in robes, offering ample storage space. The heart of this home is the gourmet kitchen, equipped with top-of-the-line Bosch appliances, including a 900mm induction cooktop with gas fittings for added convenience. Soft close cupboards and drawers, a dishwasher, and generous plating up bench space make it a chef's dream. The kitchen seamlessly integrates with the open plan living and dining area, featuring attractive timber-like floating floors that beautifully contrast with the clean, white kitchen design. Glass sliders flood the living spaces with natural light and open to a private tiled alfresco area, perfect for hosting gatherings with friends and family. Plus, the easy transition from the secure garage to the kitchen simplifies your grocery haul. Outside, the property offers fully fenced surrounds and low-maintenance, immaculately landscaped gardens, ensuring that you and potential high-paying tenants have minimal upkeep to worry about. This property is your gateway to a bright future. You'll appreciate:

- + The open plan living and dining area adjacent to the stylish kitchen.
- + An additional second living area or study space.
- + The well-appointed kitchen with Bosch appliances, a 900mm cooktop (with gas fittings installed), and soft close cupboards and drawers.
- + A convenient plumbed fridge cavity.
- + The master bedroom featuring a walk-in robe, ensuite, and ceiling fan.
- + Bedrooms 2 and 3 with built-in robes.
- + A central bathroom with a separate toilet.
- + High 2.7m ceilings adding a sense of spaciousness.
- + The 7.92kw solar system with a Fronius inverter for energy efficiency.
- + Reverse cycle ducted air conditioning for year-round comfort.
- + Dimmable downlights throughout the living areas.
- + Availability of FTTC NBN for high-speed internet connectivity.
- + An undercover alfresco entertaining area for outdoor enjoyment.
- + A single garage with internal access for added convenience.
- + Low maintenance front and rear gardens, perfect for a quality first-buy or investment opportunity.

From this location its walking distance to Regency Park - TAFE college and the golf course + tavern. The bus can be caught from either Coker Street or Regency Road. Arndale shopping centre is close by and so too are many local shops, cafes + restaurants. It takes approximately 22 minutes to arrive in the city, the beach and North Adelaide. Proximity to numerous schools both public and private are nearby. Accessing the Northern express way takes several minutes. The property will be offered for sale by public auction on site Tuesday 24th of October @ 6pm. The terms and conditions for the auction will be displayed three business days prior to the date of the auction and thirty minutes before the auction commences. 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 inquiries and obtain their legal advice