

12A Bottrell Avenue, Ingle Farm, SA 5098



Sold House

Friday, 11 August 2023

12A Bottrell Avenue, Ingle Farm, SA 5098

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 337 m2

Type: House



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\$630,000

Get ready for a modern and stylish haven that perfectly blends comfort and convenience. As you approach the exterior, you'll be greeted by the impeccable brick cladding and charming rocky landscape, setting the stage for the beauty that awaits within. Step inside, and you'll be immediately taken aback by the seamless flow of the contemporary design that graces every corner of this home. The open plan family and meals area boasts elegant laminate floorboards, creating a warm and inviting ambiance. The well-appointed kitchen stands as the heart of the home, featuring gas cooking, a pantry, a dishwasher, and a convenient kitchen island with breakfast bar for casual dining, making it a culinary enthusiast's dream come true. Comfort is paramount, and with the reverse cycle ducted system throughout the home, you'll find the perfect temperature awaits you, no matter the season. The practicality of this residence continues with the internal laundry with backyard access, and the main bathroom offering a shower, and bathtub with a separate vanity and toilet, combining functionality with a touch of sophistication. When it's time to unwind, the plush carpeted bedrooms provide a cozy sanctuary for a restful night's sleep. The minor bedrooms both provide built-in robes for convenience, and the master bedroom offers a touch of luxury with a walk-through robe and a private ensuite. A delightful surprise awaits as you step outside and are greeted by the ample alfresco area leading to the charming backyard. Whether it's a sunny morning breakfast or a weekend barbecue with friends, this space is perfect for creating unforgettable memories. Your vehicle will be secure in the single-car garage, ensuring your prized possession is safe and secure, with additional space in the driveway. Nestled in the heart of Ingle Farm, this residence offers easy access to a variety of amenities just a short drive away, such as the nearby gym, perfect for those who love to stay active and maintain a healthy lifestyle. Enjoy the tranquillity and recreational opportunities offered by the nearby parks. Additionally, Drakes Mini is just around the corner, providing easy access to daily essentials for your utmost convenience.

Property Features:

- Three-bedroom and two-bathroom home
- The master bedroom features a large walk-through robe and private ensuite with a large glass shower, toilet, and vanity storage
- Second and third bedrooms both have built-in robes, carpets throughout all bedrooms
- Well-appointed kitchen with in-built gas stove, a dishwasher, pantry, and kitchen island with a breakfast bar
- Open plan family and meals room with sliding door access to the alfresco
- Main bathroom has a bathtub and shower, with a separate toilet and vanity with storage
- Internal laundry room with backyard access
- Laminate floorboards throughout the living areas
- Modern design throughout
- Reverse cycle ducted air conditioning system
- Gas hot water system
- Blinds fitted throughout
- 1600L water tank for sustainable living
- Spacious alfresco outdoor dining with roller blinds
- Secure low maintenance backyard with artificial lawns
- Landscapes front yard
- Single-car garage for secure parking, and additional parking in the driveway

Ingle Farm Primary School is only three minutes away. The nearby unzoned primary schools are Ingle Farm Primary School, Pooraka Primary School, Ingle Farm East Primary School, North Ingle School, and Northfield Primary School.

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Ray White Norwood are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection.

Property Details: Council | Salisbury Zone | GN - General Neighbourhood \\ Land | 337sqm (Approx.) House | 150sqm (Approx.) Built | 2015 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa