

12A Maple Avenue, Aberfoyle Park, SA 5159

Boffo

House For Sale

Friday, 24 May 2024

12A Maple Avenue, Aberfoyle Park, SA 5159

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 329 m2

Type: House



Paul McIntosh
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Auction \$645,000

Auction Location: On Site This stylish Torrens Titled courtyard home is well positioned right in the heart of this popular, family friendly suburb. Providing modern contemporary comfort there is nothing to do but simply move in and enjoy! Built in 2016 and situated on a good sized 329sqm (approximate) allotment, it features a generous split level design that provides a wow moment as you step through the front door. Gorgeous timber stairs lead you down through the home that includes a main bedroom with ensuite bathroom and walk in robe that extends to an additional storage area. Bedrooms 2 and 3 each have built in robes while an adjacent second living space provides multiple options. The light filled open plan living area at the rear has a soaring ceiling height and flows out to a alfresco entertaining area overlooking the well maintained garden. A large and versatile under house storage area is a bonus feature while a garage under the main roof with direct entry to the home completes the offering. Ideally suiting families and first home buyers, investors seeking to add to their current portfolio and for downsizers already living in the area looking for a low maintenance opportunity.

Features that make this home special:- Main bedroom with walk-in robe, ensuite, and store room- Bedrooms two and three with built-in robes - Valuable second living area - Light filled open plan living and dining area adjacent to the kitchen- Modern kitchen with stainless steel dishwasher, gas cooktop and breakfast bar- Three-way bathroom with powder room, toilet, bath tub and shower - Laundry with external access and built-in cupboard- Ducted air conditioning- Instant gas hot water system - Tiled alfresco outdoor entertaining area accessible via sliding doors from living or dining room- Large and versatile under house storage area- Lawn area for kids and pets to run free - Established low maintenance gardens- Single garage with auto panel lift door and direct internal access - Rainwater tank

Minutes' walk away from the highly regarded 'Campus' group of primary schools and kindergarten along with Aberfoyle Park High School. Excellent public transport options nearby. Close proximity the Hub Shopping Centre and a range of sporting amenities and community organisations.

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The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174