

13 Bauera Place, Andrews Farm, SA 5114

Boffo

House For Sale

Wednesday, 12 June 2024

13 Bauera Place, Andrews Farm, SA 5114

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



James Rawkins
0408081826

Auction \$600,000

Auction Location: On Site Located in the new and sought after Brookmont Estate, this immaculate, well-maintained, Hickinbotham built family home is ready for you to move in and enjoy or rent out and reap the impressive returns. The four-bedroom, two-bathroom floorplan has been complemented with high ceilings, stylish, modern fixtures and contemporary touches throughout. You can choose your time relaxing in the formal lounge/theatre with a good book or spend time hosting guests in the extra spacious open-plan living, kitchen and dining area. The stylish kitchen includes sweeping benches, stainless steel appliances, gas cook top, and breakfast bar. Outside there is a sizable backyard, with a blank canvas for you to create your own slice of paradise! The list of features doesn't stop there with a large separate laundry with external access, walk in linen storage and a double garage with panel lift door. This low maintenance home has nothing left for you to do except enjoy, first-time buyers, growing families and investors won't want to miss this upscale Andrews Farm abode! Features of the home include:- Master suite with his and her walk-in robe and ensuite- Spacious bedroom 2 with walk-in robe- Good sized bedrooms 3 and 4 both with built-in robes- Light filled open plan kitchen, dining and living area with glass sliding door leading to alfresco area- Fantastic contemporary kitchen with stainless steel appliances, dishwasher, gas cooktop, and breakfast bar- Formal lounge/theatre that can also be composed as a home office- Modern main bathroom with bath and shower, plus separate toilet- Spacious laundry with external access- Walk-in linen storage to the hallway- Spacious backyard for kids and pets to run free- Ducted air conditioning throughout- Double garage with powered panel-lift door Ideally located in the Brookmont Estate, close to a variety of schools including Andrews Farm Community Preschool, St. Columba College, Mark Oliphant College and Adelaide North Special School. All the shopping and entertainment that Munno Para Shopping City and Elizabeth City Centre offer are only a short drive 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 contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. 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