

13 Dukas Drive, Ingle Farm, SA 5098



Sold House

Tuesday, 15 August 2023

13 Dukas Drive, Ingle Farm, SA 5098

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 530 m2

Type: House



Tyson Bennett
0437161997

Contact agent

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=xxDFu5DrG83>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Tyson Bennett, Mike Lao and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Tyson%20Bennett,%20Mike%20Lao) are proud to present to the market this beautifully renovated 1970s home that offers the perfect blend of old-world elegance and modern comforts. Boasting 3 bedrooms, 1 bathroom, and multiple living spaces both inside and out, this home offers the perfect combination of comfort and convenience, instantly captivating with its landscaped front gardens and swaying palm trees, this property is an absolute gem. Step inside and be greeted by the spacious open plan lounge and dining area situated at the front of the home. Large windows flood the space with natural light, while the split-system air-conditioning ensures year-round comfort. Pine floorboards and a charming brick feature wall create a warm and inviting atmosphere. From here, you can seamlessly transition into the open plan kitchen or through the sliding doors to the carport and external rumpus area. The renovated kitchen is a true delight, featuring quality appliances including a gas cooktop and oven, laminate benchtops, and a subway tiled backsplash. Ample cabinetry in the overhead and under bench 2-PAC cupboards provides plenty of storage space for all your culinary needs. All three bedrooms are conveniently located off the hallway, with two offering built-in robes and all featuring ceiling fans. The master bedroom also boasts air-conditioning for added comfort. The bathroom includes a vanity, shower with dual showerheads, bath, and a separate toilet. The laundry, complete with a built-in cupboard, trough, and external access, provides added convenience. Enjoy multiple outdoor entertaining spaces, including an expansive L-shaped verandah overlooking the sunny patio with a BBQ area. Additionally, there is an external rumpus room with a built-in bar, wall-mounted TV, and air-conditioning - perfect for hosting gatherings or creating the ultimate games room. The extra-wide carport features an automatic roller door and combustion heater, plus there is a separate shed, cater to all your storage needs. Situated in a highly sought-after location, this property offers close proximity to Baloo Reserve, Rowe Park, and Ingle Farm Junior Soccer Club. Families will appreciate the nearby schools, including Ingle Farm Primary, Roma Mitchell College, and Valley View Secondary School. Shopping is a breeze, with Ingle Farm Shopping Centre just a 4-minute drive away, while Westfield Tea Tree Plaza can be reached in under 15 minutes. Furthermore, a 30-minute drive will take you to the heart of the Adelaide CBD. Fantastic property features include:- Reverse cycle air-conditioning units in the open plan living, master bedroom and rumpus- Combustion heater in the carport and ceiling fans in all three bedrooms- Extra wide carport with an automatic roller door and internal and rear access- Beautifully renovated throughout, with nothing left to do but move in and enjoy Don't miss out on this fantastic opportunity to secure your family's dream home or make a wise investment choice. Call Tyson Bennett on 0437 161 997 or Mike Lao on 0410 390 250 to inspect! Year Built / 1975 (approx) Land Size / 530sqm (approx) Frontage / 17m (approx) Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,648.95 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$127.80 pa (approx) Estimated Rental / \$580-\$630pw Title / Torrens Title 5350/375 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 134.2sqm (approx) Total Building / 248.3sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/yndO3G> Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.