

15 Blaxland Avenue, Ingle Farm, SA 5098

House For Sale

Tuesday, 6 February 2024

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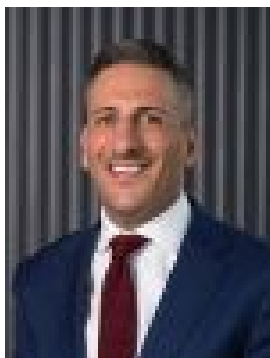
Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 633 m2

Type: House



Matthew Lipari
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Auction

On offer is this beautifully presented family home that has had modern updates throughout, sits on a spacious 633 square meter allotment (approx) and is positioned in the valuable suburb of Ingle Farm. Featuring a lovely formal lounge room, a generously sized backyard with an attractive entertaining area, as well as a retreat, this property is sure to impress and is waiting for you to make it a home full of memories! Perfectly situated in a quality location, this great property is within close proximity to a range of valuable amenities. Ingle Farm Shopping Centre is close by and offers Coles, Kmart, and Aldi as well as an array of wonderful cafes and restaurants. For further shopping, dining and entertainment options, you can find Westfield Tea Tree Plaza less than a 10 minute drive away (approx). The beautiful parks and reserves that surround the home include Walkley Park, Leyton Reserve and Kentish Green. Furthermore, the quality education options nearby include Ingle Farm Primary School, East Para Primary School and Valley View Secondary School. More features of this well appointed home include: > The master bedroom features a built-in robe, a split system air conditioner, a ceiling fan and convenient two way access.> Two additional bedrooms with ceiling fans. Bedroom two also offers a built-in robe with a mirror. > Lovely formal lounge room which offers a ceiling fan, ensuring comfort is brought to the home. > The immaculate kitchen and dining room intertwine seamlessly together, providing you with space to enjoy meals. > The light filled kitchen features ample cabinetry, a double sink, an electric cooktop and is complete with breakfast bar seating. > Step outside to the wonderfully landscaped backyard where you will encounter an attractive outdoor entertaining area which features stylish decking and a pergola, perfect for hosting loved ones. Plenty of lawn is also available for the kids and pets to play! > The large retreat can be utilised as a fourth bedroom or a family games room. This room offers a split system air conditioner and a kitchenette for your convenience. > The sunroom provides you with a peaceful area to relax and wind down. > The newly renovated bathroom comprises a large shower, a beautiful vanity and a toilet.> Carport with drive thru access to the garage allowing parking space for two vehicles. > Wide main entrance with built-in cabinetry. > Ducted evaporative system throughout for year round climate control. > Multiple rainwater tanks. Details:Certificate of Title | 5359 / 728Title | Torrens TitleYear Built | 1973Land Size | 633 sqm approxFrontage | 18.9 meters approxCooktop | ElectricCouncil | City of SalisburyCouncil Rates | \$541.32 pqWater Rates | \$173.98 pqAll information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.