

**15 Burley Griffin Drive, Andrews Farm, SA 5114**



**Sold House**

Saturday, 12 August 2023

15 Burley Griffin Drive, Andrews Farm, SA 5114

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



Steven Ulbrich  
0881808162



Tiffany Hayford  
0434560414

**\$470,000**

It is with heightened excitement that Ray White Angle Vale & Elizabeth, Steven Ulbrich and Tiffany Hayford present this fantastic buying opportunity in the highly desirable suburb of Andrews Farm. Being a three bedroom home owned by a lovely couple who have taken utmost pride in it over the years, you won't find one neater than this. It offers a comfortable and convenient lifestyle for any prospective purchaser being one that wishes to move in immediately or an astute investor to simply unload furniture with nothing more to do. With dual living spaces and having 300m<sup>2</sup> (approx.) of real estate to play with, this property also offers beautifully established and low maintenance gardens and is nestled amongst other well maintained homes. As you approach the home and enter through the rendered quoined portico you are met with elegantly laid white tiles throughout the hallway. The second carpeted living area to your right is a perfect addition allowing children to entertain themselves whilst the adults are preoccupied in the main living room or to simply convert it into a fourth bedroom or office space. The choices here are endless. The three carpeted bedrooms are generous in size and come complete with built in robes with the main bedroom offering a ceiling fan. The large bathroom is conveniently located and features a shower, a bath and a toilet with all the modern fixtures and fittings. The laundry offers plenty of space for all your washing needs as well as a cupboard and outside access. Venturing to the large open plan kitchen/dining/living space, the kitchen which boasts modern style bench tops comes complete with ample bench space, above and below bench cabinetry, stainless steel gas and electric appliances and the handy inclusion of a dishwasher to help make cleaning up a breeze. The kitchen overlooks the meals and family area to never leave you feeling left out of any of the action whilst preparing warm home cooked meals for family members and friends. The entire home is climate controlled with ducted cooling throughout. When heading outside through the sliding glass doors you'll meet with endless admiration the meticulously well maintained gardens, flora and grassed area. There is an undercover paved entertaining area ideal for conducting barbecues and other functions out of the weather elements or it can act as a perfect retreat for those who prefer spending their weekends in total relaxation and tranquility. With a garden shed, security screens on all doors, an enclosed garage with a panel lift door to provide secure parking for your vehicle and St Columba College (R-YR12) just a four minute drive away, this home will most definitely drum up significant interest in those who won't want to miss out on it's first and most likely only open inspection. **FEATURES YOU WILL LOVE:** • 300m<sup>2</sup> block (approx.) • 156m<sup>2</sup> build (approx.) • 2012 build • Rendered portico • White tiling through hallway • Three bedrooms • Two living areas (second could act as a 4th bedroom) • Large bathroom and laundry • BIR's to all bedrooms & one bedroom offering a ceiling fan • Quality stainless steel gas and electric appliances, ample cabinetry & a dishwasher • Ducted cooling throughout • Enclosed garage with a panel lift door • Undercover paved outdoor area and grassed area • Garden shed • Security screens • Low maintenance gardens • East Parkway Reserve a 3 minute walk away • St Columba College (R-YR12) a 4 minute drive away • Munno Para Shopping Centre a 7 minute drive away • The Adelaide CBD a 34 minute drive away. Located in the sought-after Andrews Farm area, this property is conveniently situated close to schools, parks, and public transport options, making it an ideal choice for families and commuters alike. Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Call Steven Ulbrich on 0484 277 674 or click on the following link <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894> To put an Offer to Purchase online please follow the link: <https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1> 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 representative is given or made as to the correctness of information supplied and neither the owners nor 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.