

15 Ulaka Road, Ingle Farm, SA 5098



Sold House

Friday, 1 September 2023

15 Ulaka Road, Ingle Farm, SA 5098

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 633 m²

Type: House

\$568,500

A home where location meets potential, where a three-bedroom residence brims with possibilities for upgrades and personal touches, allowing you to truly make it yours. Your future home offers three bedrooms, including the master bedroom boasting a built-in wardrobe and split system air conditioner, ensuring your comfort year-round. The second bedroom also offers a built-in robe to store your belongings. The central bathroom consists of a bathtub, sink and open shower, for privacy a separate toilet with polished concrete flooring awaits in the next room. The separate lounge room is the perfect place to entertain and unwind with a reverse cycle wall unit offering comfort no matter the season. The combined kitchen and meals area offer built-in benches, and the kitchen provides electric cooking and ample storage space. You will also find an internal laundry and connected mudroom - both dressed in easy care, polished concrete flooring. Meanwhile, energy efficiency is at your fingertips with the inclusion of solar panels - a blend of twenty-four old and six-new panels - installed to slash utility bills, and the Solahart Water Heater ensures a continuous supply of warm water. The expansive backyard invites you to play, spread out and indulge your hobbies, enhanced by a goldfish pond, a large rainwater tank, a chicken coop that can also function as a garden shed, a bird aviary with storage space, a greenhouse, and a fifty-year-old grapevine - all perfectly combine for eco sustainability. Adding to these remarkable features is a versatile, powered shed that also functions as a workshop, and a neat rumpus room with a split system air conditioner, that can perform as an additional hobbyist workspace or as an entertainment room. Store your vehicles with ease in the double length carport with extra parking in the ample driveway. This property is situated in a quiet, conveniently located neighbourhood with the Ingle Farm Shopping Centre and Walkley Shopping Centre merely a five-minute walk away. A three-minute stroll leads to a bus stop, while more options await at Walkley Heights Shopping Centre. Reputable schools like Ingle Farm Primary School, Valley View Secondary School, and Ingle Farm East Primary School are within easy reach, making this home a perfect choice for families.

Property Features:

- Three-bedroom and one-bathroom home
- The master bedroom has a built-in robe and split system air conditioner
- The second bedroom also has a built-in robe
- Front lounge room with a split system air conditioner
- Combined meals and kitchen area with vinyl flooring
- The meals area has storage and a built-in bench
- The kitchen has an electric stove and ample storage space
- The bathroom has a bathtub, open shower, sink, and separate toilet
- Internal laundry room and mud room with polished concrete floors
- Rumpus room in the backyard with carpet flooring and split system air conditioner
- Window furnishings throughout
- Carpet flooring in the master and second bedrooms and in the lounge room
- Original floorboards in bedroom three
- Solar system with twenty-four panels and an additional six newly fitted panels
- Large shed or workshop with power for the hobbyist
- Greenhouse, a large rainwater tank, an aviary, chicken coop and a goldfish pond - perfect for eco sustainability
- Large backyard with a fifty-year Grapevine
- Secure double length carport with extra parking in the driveway

Schools: The nearby unzoned primary school is Ingle Farm East Primary School, Ingle Farm Primary School, Para Vista Primary School, Wandana Primary School, and Modbury West Primary School. The nearby zoned secondary school is Valley View Secondary School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

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Property Details: Council | Salisbury Zone | GN - General Neighbourhood \\ Land | 633sqm (Approx.) House | 169sqm (Approx.) Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa