

158 President Avenue, Andrews Farm, SA 5114

House For Sale

Tuesday, 16 January 2024



158 President Avenue, Andrews Farm, SA 5114

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 474 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$599,000 - \$649,000

*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=fqtSAandRTFT>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market a stylish modern haven that's ready for you to move in and relax. Families craving contemporary comfort and convenience will adore this gorgeous four-bedroom, two-bathroom home complete with spacious living areas and a long list of must-have features ensuring there's nothing to do but move in and start making memories.Arriving at the property, you'll discover a modern façade and well-maintained landscaped gardens that invite you to step inside and discover all that this wonderful home has to offer. You will first be greeted by the formal lounge adorned with down lights, day and night blinds, newly installed plush carpet flooring and ducted air-conditioning that services the whole home. Easy-care tiled floors are on show throughout the open plan living area and kitchen where you will also find a walk-in pantry, sweeping laminate benchtops, a Westinghouse electric oven, gas cooktop and a breakfast bar for relaxed dining. Here there is convenient direct access into the carport while the dishwasher and 1.5 sink with a pura tap and mixer tap ensure clean up is a breeze.The open-plan living space is ready for your next family movie night and has plenty of space for the whole family to spread out and relax or you can step outside to the pitched roof verandah and entertain in style. This truly is an all weather outdoor space with two ceiling fans, lights and paved flooring. From here you can watch over the kids and pets playing in the private fully fenced backyard with lush lawn. A garden shed can also be found in this space providing extra storage of your tools and toys.Back inside, all four bedrooms are neatly organised along one side of the home including the master with double entry doors, a walk-in robe and an en-suite. Two bedrooms are treated to built-in robes and all have easy access to the main bathroom, with a separate toilet and the internal laundry with external access for absolute convenience.Key features you'll love about this home:• Ducted and zoned reverse cycle air-conditioning• Double carport with an automatic roller door, internal and rear access• Security alarm system and automatic sensor lights• Downlights in eaves• Semi-enclosed pitched roof verandah with 2 ceiling fans• Instant gas hot water system with a temperature controller• Low maintenance landscaped gardens• NBN readyAnyone who loves the outdoors will appreciate living so close to Mayfair Drive Park, Stebonheath Park and the picturesque Smith Creek Trail. There are bus stops and the local dog park nearby and you're also only a short walk or bike ride from St Columba College and John Hartley school for the kids. Quick access to the M2 adds convenience and you're only seven minutes from both the bustling Munno Para Shopping City and Elizabeth City Centre.Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!Year Built / 2010 (approx)Land Size / 474sqm (approx)Frontage / 15.8m (approx)Zoning / MPN - Master Planned Neighbourhood/EAC - Emerging Activity CentreLocal Council / City of PlayfordCouncil Rates / \$1,917.40 pa(approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$120.70 pa (approx)Estimated Rental / \$540 - \$590 pwTitle / Torrens Title 6010/994Easement(s) / NilEncumbrance(s) / To Hickinbotham Homes Pty. LtdInternal Living / 163.2sqm (approx)Total Building / 248.6sqm (approx)Construction / Brick VeneerGas / Connected Sewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/uwl3xrR>If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts.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. 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