

**16 Buchanan Avenue, Two Wells, SA 5501**



**House For Sale**

Wednesday, 22 May 2024

**16 Buchanan Avenue, Two Wells, SA 5501**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Adam Janda

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**\$759,000 - \$799,000**

Adam Janda and First National Real Estate Salisbury are proud to present to market this immaculate modern family home, offering a perfect blend of style, space and modern living in the popular suburb of Two Wells. Constructed in 2020 by Statesman Homes on a generous 787sqm, this home presents a rare opportunity that you will not want to miss out on. Internally the home boasts an ideal floor-plan which flows effortlessly throughout the home, perfect for the growing family. Upon entry, guests are greeted with the entrance hall that runs by the double-car garage and master bedroom. The master bedroom features a walk-through robe and spacious ensuite. The remaining three bedrooms are of good size and offer floor to ceiling built-in robes. Located in the heart of the home is the open-plan kitchen, dining and living room, which is a true highlight of what this home has to offer. Downlights lighten this space, with the tone of these lights able to be controlled by a rotary knob. The kitchen has been thoughtfully considered with an abundance of storage space, modern appliances with a larger oven and gas-stove cook-top, as well as walk-in pantry closable via the barn sliding-door. Just off the main living area is a separate lounge/theatre room that can be closed off by the double doors, ideal for the kids to watch movies or play games without disturbing those in the main living room. The main bathroom features all the family could ever need, with a large bath, spacious shower, toilet and overall is of great size. Heating and cooling is catered for ducted reverse cycle air conditioning. As guests step outside through the double sliding doors, they'll find themselves out on the under-cover decking area which serves as the perfect space to celebrate life's milestone and special moments. Those who love to entertain will appreciate this space on those cool & fresh days, as the double sliding doors allow for the decking area and internal living area to be turned into one open space. This follows around to the large and spacious backyard that offers a blank canvas to the new owners, perfect for those who do not want to be limited to someone else's imagination. Whether it's a large shed, or an open garden with possibly a swimming pool, the potential is there. A double car garage with an electric roller-door and internal access provides secured car accommodation, with the home having been positioned for a wider-side gate allowing for a trailer to be stored down the side of the home. **WHAT WE LOVE:** Not an auction! 2.7 metre high ceilings throughout the home. Modern open-plan living Solar-panels have been installed to fight those ever-growing electricity bills! Reverse cycle air-conditioning throughout the home. Wide side gate allowing for trailer access. In terms of location, Two Wells has plenty to offer with the area offering a life-style mixed between city and country living. Located a short distance away from Princes Highway, those needing to head to the Adelaide CBD will find themselves there within 35-40 minutes on the Northern Connector. Schooling is accommodated by Xavier College (Two Wells Campus) and Two Wells Primary. A variety of local amenities and facilities are catered for within the town centre of Two Wells as well. Please note that in March it was announced Two Wells is set to have a \$150 million dollar town centre overhaul in late 2025. This overhaul is expected to include a full line supermarket, healthcare, hospitality, convenience and large format retail as well as a range of community-focused service and amenity offerings. Opportunities of this quality do not last long, so get in quick before this home sells! Land // 787sqm Year Built // 2020 Council // City of Playford Zoning // General Neighbourhood Council Rates // \$2,775.09 per annum Water Rates // \$216.75 per quarter Rental Estimate // TBA Rental Appraisal // A written assessment can be provided