

18 Pyrus Crescent, Andrews Farm, SA 5114



House For Sale

Monday, 4 December 2023

18 Pyrus Crescent, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 560 m2

Type: House



Andrew Rose
0421988597

\$470,000 - \$510,000

Presented by Andrew Rose of LJ Hooker, this family residence seamlessly blends practicality with a harmonious integration of indoor and outdoor living spaces. Situated on a manageable 560sqm allotment (approx.), this property is an ideal choice for first-time homebuyers, downsizers, and investors alike. Upon entering, the home immediately reveals its potential, featuring a thoughtfully designed open-plan layout encompassing living, meals, and kitchen areas, fostering a sense of connection between hosts and guests during entertaining. Comprising three bedrooms, the primary bedroom boasts a walk-in wardrobe and convenient access to the 2-way bathroom, while bedrooms 2 and 3 are equipped with built-in robes. The well-appointed kitchen, overlooking the dining area, offers ample benchtop and cupboard space. Transition seamlessly to the outdoors through sliding doors, where the integration of indoor and outdoor spaces creates an inviting environment for family living and entertaining. Additional features:

- Single carport with a roller door
- Potential for extra storage with the addition of gates on the left-hand side of the carport, suitable for storing an additional car, small boat, or camper trailer
- Split system reverse cycle air conditioning
- Tool shed
- Full-length verandah at the rear of the home

Please Note- This home is currently tenanted until September 2024 at \$450 per week. In today's rental market this home could achieve \$470-\$490 per week. With a broad street presence, abundant parking, and surrounded by contemporary homes, this property is conveniently located near a variety of shops and schools. Seize the opportunity to make this dream location yours – act quickly and Call Andrew Rose now! Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA155355