

# 19A Elinga Avenue, Ingle Farm, SA 5098

## Sold House

Tuesday, 15 August 2023

19A Elinga Avenue, Ingle Farm, SA 5098

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 305 m2

Type: House



Matthew Lipari  
0883498222



Edward Luscombe  
0883498222

**\$690,000**

This captivating, modern home features high quality fixtures and functional spaces that make you feel at home. With high demand in the building industry driving up costs and construction times, don't miss the opportunity to secure this "move-in ready" custom built home. The abundant natural light, open plan living, and lovely backyard offer seamless relaxation and outdoor dining for you and the family to enjoy. This home is perfectly situated near a range of essential amenities, providing a little something for everyone. Enjoy the convenience of Rowe Park, located just a short distance away, while Ingle Farm Shopping Centre is within easy reach for all your shopping needs. Excellent educational opportunities abound, with Ingle Farm Primary School, Valley View Secondary School, and St Paul's College among the great schools within close proximity. Public transport options are also conveniently accessible on Montague and Bridge Roads. This well appointed home boasts a host of highlights including: > Gorgeous master bedroom which features a walk-in robe and a beautiful ensuite with marble wall tiles, a large shower, a vanity with toiletry cabinetry and a toilet. > Three additional carpeted bedrooms with built-in robes to bedrooms two and three. > Step further through the home and you will encounter a lovely light filled open plan living, dining and kitchen area which connect seamlessly together. > The attractive kitchen is equipped with quality stainless steel appliances including a gas cooktop, a dishwasher, an undermount double sink, onyx tapware, stone benchtops, a tiled splashback and a valuable butler's pantry, all completed with breakfast bar seating. > Enter the backyard through double glass sliding doors and you will be greeted by an inviting alfresco area which offers a ceiling fan and the perfect spot to relax and dine outdoors with loved ones. > The main bathroom is located centrally within the home and includes stunning marble wall tiles, a large corner shower and a bath as well as a separate toilet, vanity and linen press. > The laundry offers valuable external access, built-in cabinetry and a deep undermount sink. > Adding to its allure, this home boasts the convenience of ducted reverse cycle air conditioning in all bedrooms and living areas, complemented by LED downlights throughout. > Secure garage under the main roof with parking space for one vehicle. Additional parking is also available on the exposed aggregate driveway for another vehicle. Details: Certificate of Title | 6283 / 151 Title | Torrens Title Year Built | 2023 Land Size | 305 sqm approx Frontage | 9 meters approx Cooktop | Gas Council | City of Salisbury Council Rates | \$295.65 pq Water Rates | \$153.70 pq COVID 19 - Safety Protocols Lands Real Estate is working directly with the current government requirements associated with Open Inspections and Auctions. Please note that social distancing will be required at this open inspection as well as the use of the provided sanitizer products. All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.