

# 200 President Ave, Andrews Farm, SA 5114



## Sold House

Friday, 1 September 2023

200 President Ave, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 375 m<sup>2</sup>

Type: House

**\$490,000**

Located in the sought-after Andrews Farm area, this family home is conveniently close to schools, parks, shops, and public transport. Don't miss out on the opportunity to make this house your dream home. Situated in the school precinct of St Columbia College (R-YR12) a 5 minute drive away, short driving distance to Playford shopping centre with Woolworths, Post Office, KFC, Mc Donalds, Motor Mechanics etc. Many reserves surrounding for kids to play and kick a ball. he Adelaide CBD a 35 minute drive away via the ExpressWay This home is ideal for upsizers or downsizers, first-time home buyers, or savvy investors looking for a property with great potential. This home of 160sqm was built in 2020 and has many features • 3 bedrooms main with walk in robe & ensuite • Built in robes bedrooms 2 & 3 • Stainless steel cooking appliances & dishwasher • Double garage with remote roller door • NBN connection • Split System Airconditioner to lounge & main bedroom • Land Size 375 sqm • Easy care yard • Great investment opportunity - Currently tenanted at \$350.00 per week Lease Expiry: 16/11/23 This property will not hang around long and represents excellent value for money. Statutory Charges: Council Rates: \$1917.40 per annum SA Rates: \$150.05 per quarter ESL \$ 118.00 per annum Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However, we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale.