

23 Saint Germain Avenue, Andrews Farm, SA 5114



Sold House

Monday, 4 September 2023

23 Saint Germain Avenue, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 460 m2

Type: House



Corey Voss
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Gareth Dickins
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\$530,000

Presenting an exceptional opportunity in a highly sought-after and rapidly expanding area, we are delighted to introduce this charming family home to the market for sale. Recently refreshed with a fresh coat of paint throughout, this residence boasts an array of features that are sure to impress. With three generously proportioned bedrooms, including an ensuite and walk-in robe in the master suite, as well as walk-in robes in bedrooms 2 and 3, ample storage solutions are provided. The formal front lounge room offers an elegant space for relaxation and entertaining guests, while the central living areas exude a spacious and light-filled ambiance, perfect for comfortable everyday living. The well-appointed kitchen showcases an abundance of cupboards, complemented by modern appliances such as a wall oven, cooktop, and dishwasher. Tiled floors in high-traffic areas enhance both durability and aesthetics. For optimal year-round comfort, a ducted reverse cycle heating and cooling system ensures a pleasant indoor climate. Additionally, the property is equipped with an alarm system for enhanced security and a double garage with an automatic door for convenient parking. Situated on a generous land size of approximately 460m², this home is conveniently located in close proximity to Drakes shopping at Eyre, esteemed schools, and reliable public transportation options. For investors seeking rental income, the estimated rental amount in the current market ranges between approximately \$460 and \$480 per week. Act swiftly to seize this remarkable opportunity before it slips away. For further inquiries or to arrange a viewing, please contact Corey Voss at your earliest convenience. Contact details: Corey Voss PH: 0412 262 180. 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