

**23 Saint Lawrence Avenue, Andrews Farm, SA 5114**



**House For Sale**

Friday, 17 November 2023

23 Saint Lawrence Avenue, Andrews Farm, SA 5114

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 322 m2**

**Type: House**



Gareth Dickins  
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**\$440,000 - \$480,000**

Nestled on an approximate 321 square meters of prime real estate, this captivating three bedroom villa presents an ideal opportunity for both first-time homebuyers and astute investors. The residence showcases plenty of features :Including a spacious master bedroom featuring a walk-in robe and ensuite, a three-way bathroom catering to bedrooms 2 and 3, each equipped with built-in robes. The generously proportioned laundry is well-suited for a growing family.The heart of the home is the open-plan living area, which seamlessly integrates a user friendly kitchen equipped with ample cupboard space, contemporary cooking appliances, and a dishwasher. Overlooking the meals area and expansive family room, this space provides a harmonious setting for daily living. Climate control is ensured with a split system air conditioner.Double sliding glass doors effortlessly extend the living space to the backyard, revealing an inviting A pitched entertainment area; a perfect setting for Sunday barbecues with the family. Situated in proximity to key local services and amenities, the property is strategically located moments away from the Northern Expressway and Main North Road, as well as educational institutions such as St Columba College and John Hartley School. Furthermore, convenience is heightened with close proximity to Munno Para Shopping Centre and Elizabeth City Shopping Centre.Positioned in the thriving community of Andrews Farm, this residence not only promises growth potential but also offers unparalleled convenience, rendering it an attractive prospect for discerning buyers and savvy investors alike.Call Gareth today for more information.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