

**25 Finniss Avenue, Ingle Farm, SA 5098**



**House For Sale**

Saturday, 25 November 2023

25 Finniss Avenue, Ingle Farm, SA 5098

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 611 m2**

**Type: House**



Mohit Gupta  
0421472034



HK Grewal  
0469849266

## Auction (USP) 09/12

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this excellent family home in the thriving suburb of Ingle farm. This well presented 3-bedroom, 1-bathroom house situated in a sought-after location offers a comfortable and convenient lifestyle for its lucky new owners. Welcome to 25 Finniss Avenue, Ingle Farm! Built in 1970 and situated on a generously sized 611sqm north facing allotment with an approximate frontage of 18.3 metres astute purchasers will notice the subdivision potential subject to the necessary planning consent. As you step inside, you will be greeted by a warm and inviting atmosphere. The spacious living area provides ample room for relaxation and entertainment, perfect for spending quality time with family and friends. The well-appointed kitchen boasts modern appliances, plenty of storage space, and a breakfast bar, making meal preparation a breeze. The three generously sized bedrooms offer comfortable accommodation for the whole family. The bathroom is conveniently located and features a shower, bathtub, and vanity. Additionally, there is a separate toilet for added convenience. Outside, the property offers a low-maintenance backyard, providing the perfect space for outdoor activities and gatherings. Features to love:

- Three good sized bedrooms with a ceiling fan to bedroom one. Bedroom one and two also comprise of a built-in robe.
- The spacious living room looks out to the front gardens while complete with a wall mounted heating and cooling system.
- The dining room and kitchen intertwine seamlessly together and offer ample cabinetry, a gas cooktop, a walk in pantry and overlooks the spacious backyard.
- Neutral bathroom with a separate toilet and linen press.
- Laundry with a valuable study/ sun room external access.
- Garage with a storage shed at the back.
- Ducted evaporative system throughout.
- Locally zoned schooling options include East Para Primary School and Valley View Secondary School while nearby unzoned schooling options include Para Hills High School, Modbury High School and The Heights School.
- Located across the road from the Finniss avenue reserve. Located in the highly desirable suburb of Ingle Farm, this property is surrounded by a host of amenities. Shopping centers, schools, parks, and public transport options are all within easy reach, ensuring you have everything you need right at your doorstep. Don't miss the opportunity to make this house your new home. Please note that this property is scheduled to be auctioned on 09/12/2023 @ 5:00PM and all your questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034. Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Call Mohit Gupta on: 0421 472 034 or click on:

<https://raywhitemodbury.com.au/agents/mohit-gupta/115389>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. RLA-322341