

# 25 Riesling Crescent, Andrews Farm, SA 5114



## House For Sale

Monday, 15 April 2024

25 Riesling Crescent, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 300 m2

Type: House



Andrew Rose  
0421988597

## \$499,000 - \$549,000

Introducing a fantastic opportunity presented by Andrew Rose of LJ Hooker—a residence that seamlessly combines comfort and convenience, ideal for those looking to embark on the journey of homeownership or those seeking a cozy downsizing option. This charming property boasts three bedrooms, offering the perfect blend of space and functionality. The master bedroom features a walk-in robe and ensuite. Bedroom 2 comes complete with a built-in robe, adding to the home's storage solutions. The heart of this residence lies in its generous kitchen, equipped with modern amenities including a dishwasher, gas cooktop, electric oven, and a convenient corner pantry. The open plan design seamlessly connects the family meals area, providing easy access to the outdoor living space—a seamless transition for both indoor and outdoor entertaining. Step outside to discover a large verandah that sets the stage for delightful outdoor gatherings. Overlooking a lush grassed area and low maintenance gardens, this outdoor oasis ensures a perfect balance between relaxation and practicality. The property also features a lock-up auto garage with an automatic roller door, providing secure parking and ease of access. Situated in a great neighborhood, residents can enjoy the convenience of a nearby dog park and proximity to the Playford Shopping Centre, making daily errands a breeze. For those with a city commute in mind, quick access to the Northern Expressway ensures a seamless journey. Additional Features: - Heating and Cooling - Rear verandah - Living area bigger than average - Low maintenance gardens Specifications: CT / 6045/822 Council / Playford Built / 2011 Land / 300m<sup>2</sup> (approx.) Frontage / 12.5m (approx.) Estimated rental assessment / \$510-\$540 per week Nearby Schools / St Columba college, Mark Oliphant college and John Hartley. Embrace the opportunity to call this wonderful property home—contact Andrew Rose today to schedule your viewing and take the first step towards a lifestyle of comfort and convenience. 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