

# 28 Elinga Avenue, Ingle Farm, SA 5098

## Sold House

Friday, 3 November 2023

28 Elinga Avenue, Ingle Farm, SA 5098

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 691 m<sup>2</sup>

Type: House



Matthew Lipari  
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Edward Luscombe  
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**\$597,000**

This beautiful home is located in the valuable suburb of Ingle Farm, sits on a spacious 691 square meter corner block (approx) and appeals to a wide range of buyers. Featuring three bedrooms, a lovely formal lounge room and a generous north facing backyard, this home is sure to impress and is waiting for you to make it yours! This home is perfectly situated near a range of essential amenities, providing a little something for everyone. Enjoy the convenience of Rowe Park, located just a short distance away, while Ingle Farm Shopping Centre is within easy reach for all your shopping needs. Excellent educational opportunities abound, with Ingle Farm Primary School, Valley View Secondary School, and St Paul's College among the great schools within close proximity. Public transport options are also conveniently accessible on Montague and Bridge Roads. Features to love: > Three good sized bedrooms with a ceiling fan to bedrooms one and two. Bedroom one also comprises a built-in robe. > Beautiful formal lounge room which provides you with the perfect space to relax and wind down with loved ones. > The dining room and kitchen intertwine seamlessly together and offer ample cabinetry, a gas cooktop, and overlooks the spacious backyard. > Step outside to the wonderfully maintained north facing backyard which features a lovely verandah allowing you to dine outdoors with family and friends. > Neutral bathroom with a separate toilet and linen press. > Laundry with valuable external access. > Multiple rear sheds and rainwater tanks for your convenience. > Carport with undercover parking for one vehicle. Additional parking for three more vehicles is also available with access via Darrang Avenue to the large rear shed and carport. > Ducted evaporative system throughout. > Solar System. Details: Certificate of Title | 5581 / 779 Title | Torrens Title Year Built | 1966 Land Size | 691 sqm approx Cooktop | Gas Council | City of Salisbury Council Rates | \$370.60 p/q Water Rates | \$153.70 p/q All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.