

280 Petherton Road, Andrews Farm, SA 5114

House For Sale

Tuesday, 28 May 2024



280 Petherton Road, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 320 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$469,000 - \$509,000

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=T29owRvxxgG>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this exceptional 3 bedroom modern property, perfect for families, first home buyers, and investors. This low-maintenance home stands out with its striking facade, featuring a blend of brick and rendering that offers instant street appeal and a warm welcome home. Nestled in a family-friendly area in the thriving northern suburbs, this property promises a comfortable and convenient lifestyle. The home boasts two spacious living areas that are designed for relaxation and entertainment. The front lounge room, adorned with dimmable LED downlights, carpet flooring, and roller blinds, provides a cozy retreat with views over the beautifully maintained front garden. At the rear of the home, the open-plan living area features easy-care floating flooring and split-system air-conditioning, ensuring year-round comfort. A sliding door opens to the rear yard, seamlessly connecting indoor and outdoor spaces for effortless entertaining. Overlooking the open-plan living area is the modern kitchen, a culinary haven equipped with a gas cooktop, electric oven, and dishwasher. The 1.5 sink, breakfast bar, built-in pantry, and overhead cupboards provide ample storage and preparation space, making cooking a joy and clean-up a breeze. Three well-appointed bedrooms are designed to offer privacy and comfort. The master bedroom features a walk-in robe and a three-piece en-suite, creating a private sanctuary. Bedrooms 2 and 3 are fitted with built-in robes, providing ample storage for the whole family. The main bathroom includes a step-in shower, bath, vanity, feature tiles, and a separate toilet, ensuring convenience for all household members. The functional laundry boasts a built-in linen cupboard and external access, enhancing the practicality of the home. Outside, the cosy concrete patio and lush gardens provide a tranquil setting for outdoor activities and relaxation. The single garage, with an automatic panel lift roller door and internal access, ensures secure and convenient parking. Adding to its appeal is a 5kW solar system, providing energy efficiency and cost savings. Key features you'll love about this home: - Two living areas, three bedrooms and two bathrooms - 5kW solar system - Reverse cycle air-conditioning in the open plan living - Kitchen with gas cooktop and electric oven - Single garage with an automatic roller door and internal access - Instant gas hot water Situated in an ideal location, this property is close to Eyre Village Shopping Centre and Munno Para Shopping Centre, ensuring all your shopping needs are met. Nearby schools include St Columba College, John Hartley School, and Swallowcliffe School, making it a perfect choice for families. For outdoor enthusiasts, West Parkway Reserve and East Parkway Reserve are just a short walk away, offering plenty of space for recreation and leisure. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2012 (approx) Land Size / 320sqm (approx - sourced from Land Services SA) Frontage / 10m (approx) Zoning / MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,810.05 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$108.95 pa (approx) Estimated Rental / \$480-\$520pw Title / Torrens Title 6072/786 Easement(s) / Nil Encumbrance(s) / To Pioneer Homes Australia Pty. Ltd. - See Title Internal Living / 117.7sqm (approx) Total Building / 142.9sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/g3JBd1> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [https://www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.