

**28B Malbaru Avenue, Ingle Farm, SA 5098**



**House For Sale**

Wednesday, 29 May 2024

28B Malbaru Avenue, Ingle Farm, SA 5098

**Bedrooms: 4**

**Bathrooms: 2**

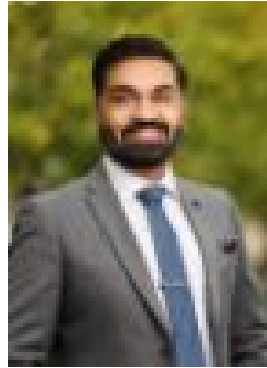
**Parkings: 1**

**Area: 364 m2**

**Type: House**



Jaya Prageeth



Brijesh Mishra

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## Auction Friday 14th June 6:00pm (USP)

Delightfully nestled in a low traffic street, just a short walk to local shops, transport and reserves, this appealing courtyard residence offers comfortable family living across a generous 3 bedroom, 2 living or 4 bedroom, 1 living area design. A generous 364m<sup>2</sup> allotment offers impressive outdoor living and ample off-street access for your cars and recreational vehicles, while a refreshing contemporary layout creates a comfortable space for your daily lifestyle and plenty of room for your future family growth. Sleek tiled floors, fresh neutral tones and LED downlights flow effortlessly from a gallery style hallway, through to a large open plan family/dining room privately situated at the rear of the home. A spacious formal lounge is directly adjacent to the entrance, providing that valuable 2nd living space that today's modern dwellers demand, while ducted reverse cycle air-conditioning ensures absolute comfort throughout the home. A stunning modern kitchen overlooks the family room, offering composite stone bench tops, wide breakfast bar, corner pantry, tiled splash backs, stainless steel appliances, double sink and plenty of cupboard space. Step outdoors and relax alfresco style under a high gabled pergola, the perfect spot for your outdoor dining and living. A generous rear yard provides plenty of room for the younger kids to play. All 3 bedrooms are generously proportioned, all double bed capable and all with fresh quality carpets. The master bedroom features a generous walk-in robe and bright ensuite bathroom while bedrooms 2 and 3 both feature built-in robes with mirror panel doors. An oversized single garage and ample off-street parking in a thoughtfully designed front yard completes a very desirable offering with a refreshing modern appeal. Briefly: \* Modern courtyard residence on generous 364m<sup>2</sup> allotment \* Great location close to local reserves, shopping and transport \* Sleek tiled floors, fresh neutral tones, LED downlights \* Generous open plan family/dining with kitchen overlooking \* Kitchen features composite stone bench tops, wide breakfast bar, corner pantry, tiled splash backs, stainless steel appliances, double sink and plenty of cupboard space \* Spacious, light filled formal lounge adjacent the entrance \* Large gabled pergola over paved patio, perfect for alfresco entertaining \* Low maintenance backyard with ample room for the younger kids \* Master bedroom with walk-in robe and ensuite bathroom \* Bedrooms 2 and 3 with built-in robes (mirror panel doors) \* Clever 3 way bathroom with wide open vanity \* Walk-through laundry with exterior access door \* Ducted reverse cycle air-conditioning \* Oversized single garage plus direct access to the home \* Ample off-street parking in a thoughtfully designed front yard \* Perfect family home with space to move in room to grow Delightfully located just a short walk to Walkley Heights Shopping Centre and local public transport. There are several parks and reserves in the area for your exercise and relaxation, including Golding Oval and the Ingle Farm Little Athletics Club plus baseball & soccer clubs. Ingle Farm & Clovercrest Shopping Centres are both nearby, ideal for your daily & weekly requirements. The Gepps Cross Lifestyle Centre & Tea Tree Plaza are both a short commute away for your specialty and designer shopping. Local unzoned primary schools include Ingle Farm Primary, East Para Primary, Para Vista Primary, Para Hills School P-7 and North Ingle School. The zoned high school for this address is Valley View Secondary School. Private education can be found nearby at St Pauls College, Heritage College, Cedar College and TAFE SA Gilles Plains. For more information, contact Jaya Prageeth on 0430 397 878 or Brijesh Mishra on 0430 140 905. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. **DISCLAIMER:** We have in preparing this document using 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 326547