

3 Rugby Close, Andrews Farm, SA 5114



House For Sale

Tuesday, 6 February 2024

3 Rugby Close, Andrews Farm, SA 5114

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 679 m2

Type: House



Timothy Mann

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Troy Reid

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Auction Online | Unless Sold Prior

Timothy Mann & Troy Reid are proud to present 3 Rugby Close, Andrews Farm! This stunning 4 bedroom, 2 living, 2 bathroom, and 2 car garage is nestled in a family friendly suburb of Andrews Farm and is the perfect space for a growing family, upsizers or investors alike! Be captivated as you enter this property by the stylish neutral tones throughout. You'll be greeted by the light filled, spacious open plan living, dining and kitchen, perfect for entertaining friends or simply enjoying a night in with family. The contemporary kitchen is equipped with high quality stainless steel appliances, ideal for those who enjoy culinary delights. Featuring dark marble countertops, plenty of storage space, a walk-in pantry for extra storage and down lights, this kitchen is the epitome of functionality and style. With 4 bedrooms and a rumpus room, this home is ideal for a growing family or those looking for some space and privacy. Bedroom 1 at the front of the house is filled by light from the stunning curved window, also featuring a walk-in wardrobe, ensuite and additional wall mounted air conditioning & ceiling fan for perfect air comfort year round. While bedrooms 2, 3 & 4 are well sized, feature built-in wardrobes and offer privacy and sanctuary from the rest of the house while also being conveniently located with ease of access to the main bathroom. The outdoor entertaining area and garden are the highlight of this property! Featuring an expansive paved undercover entertainment area, a stunning pool, kids play area and garden shed, this backyard is the perfect space for summer BBQ's, entertaining friends and spending quality time with family. Conveniently located in the family friendly neighbourhood of Andrews Farm you are only minutes away from parks, schools, cafes and restaurants and Munno Para Shopping Centre. A 5 minute drive to Main North Road or the Northern ExpressWay connects you to surrounding suburbs and Adelaide CBD with ease. Features: • Neutral white tones throughout the house allow you to personalise the space however you'd like. • Ducted evaporative air conditioning throughout the house and additional ceiling fans in the living area and bedrooms 1,2,3 & 4 ensure your air comfort needs are met. • Kitchen features a gas stove top, perfect for any budding chef out there and copious countertop space making meal preparation a breeze! • Bathroom has 3 way access with separate toilet and linen closet, ideal for additional, easy to access storage. • Laundry has direct access to the outside. • Sit back and enjoy time in your low maintenance garden with the established irrigation system, making garden maintenance a breeze. • Off street secure parking is ideal for security and additional undercover storage option. • Access to the backyard via the garage. • 3.85KW solar panels installed. • Swimming pool is solar heated for comfort year round. More Info: Built - 2005 Land - 679 sqm (approx.) House - 195 sqm (approx.) Frontage - 19.8m (approx.) Zoned - MPN - Master Planned Neighbourhood \EAC - Emerging Activity Centre \Council - PLAYFORD Gas - Mains NBN - FTTN Available To register your interest please phone Timothy Mann on 0497 229 387 or Troy Reid on 0404 195 919. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. *Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 284373