

# 3 Rustic Grove, Andrews Farm, SA 5114

## House For Sale

Tuesday, 5 December 2023



3 Rustic Grove, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 560 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

**\$399,000 - \$438,000**

\*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=ByBMfu17j7L>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market 3 Rustic Grove Andrews Farm. Set within a quiet street, this three bedroom, one bathroom abode with a functional floorplan offering plenty of space to satisfy all your lifestyle needs. Step directly into the lounge adorned with a charming lead light door, a ceiling fan and comfortable carpet flooring. The home is serviced with ducted air-conditioning as well as a split system air-conditioning unit in the lounge room ensuring year round comfort. From here, you can move freely into the open plan kitchen and meals area where you can bring your culinary visions to life thanks to the freestanding Euromaid electric oven and cooktop, plus there's also a tile backsplash, dishwasher and ample storage within the laminate cabinetry and built-in pantry. The meals area has another split system air-conditioning unit, feature lighting and a sliding door that leads out to the rear verandah for dining alfresco. There are three bedrooms offering a peaceful retreat, two with built-in robes and ceiling fans. To service them is a central bathroom which boasts a shower with a detachable shower head, a single vanity, bath plus a separate toilet for added convenience. Completing the internal floorplan is the laundry room with external access. Heading outside you will find the spacious covered verandah, ideal for entertaining friends and family with lights, a wall mounted TV and concrete flooring underfoot. From here you can watch over kids or pets playing in the beautifully landscaped yard. With three garden sheds plus an extra storage area in the verandah, you have an abundance of storage space. There is a single carport with a roller door for secure vehicle storage, plus ample parking space on the spacious concrete driveway and a second paved area which could house a boat or caravan. There are so many features to enjoy including: • 6.6kW solar panel system with a 13.5kW battery • Ducted evaporative air-conditioning throughout • Reverse cycle split system air-conditioning in the lounge and meals • Two plumbed rainwater tanks totalling approximately 8,800 litres • Roller shutters and privacy screen doors • Ramps at the front and rear doors for accessibility • Man cave and pet enclosure off the rear verandah Whether you fall in love with the home or the convenient location, either way, you won't be disappointed. Woolworths Playford is 3 minutes away which is also surrounded by a range of dining options and a medical centre. For the kids, there's a range of local schools within easy reach including John Hartley School, St Columba College and Smithfield Plains Preschool. When it's time to unwind, Commodore Reserve is around the corner while Stebonheath Park and the Curtis Wetlands are also nearby with beautiful walking trails. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1984 (approx) Land Size / 560sqm (approx - sourced from Land Services SA) Frontage / 13.52m (approx) Zoning / GN-General Neighbourhood Local Council / City of Playford Council Rates / \$1,693.70 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$101.05 pa (approx) Estimated Rental / \$440 - \$480 pw Title / Torrens Title 5512/115 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 82.9sqm (approx) Total Building / 185.2sqm (approx) Construction / Brick Veneer Gas / Not Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/SZleIO> Edge Realty RLA256385 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.