

30 Coonawarra Avenue, Andrews Farm, SA 5114



House For Sale

Saturday, 25 November 2023

30 Coonawarra Avenue, Andrews Farm, SA 5114

Bathrooms: 2

Parkings: 6

Area: 396 m2

Type: House



Rosanna Russo

Best Offer By 2pm Mon 11 Dec '23 Unless SOLD prior

RRusso Real Estate are proud to present an exceptional opportunity to claim this 3-bedroom, 2-bathroom family home, boasting solar panels, security and cost-efficient living! On behalf of the vendors, you are invited to step inside and feel that sense of belonging, knowing you've just arrived home. It feels comfortable, it feels charming; because it's a home that's been well built by Pioneer Homes, well loved and cared for since 2010, and is now ready for you and your family to build your new life. The tree lined street heralds you home and you'll be delighted by the neat park across the road. You'll promise yourself to bring a coffee here, and take the time to just breathe. A short stroll away, the sheltered BBQ area and a very cool playground provides the perfect spot for you to gather, socialise or just connect with nature. Now let's go inside! As you enter the home the passage wants to draw you to an open-plan living and kitchen area, effortlessly becoming the hub of the home. But first is the generously sized carpeted main bedroom with ensuite and walk-in robe, and the manual roller-shutters provide security, cost savings and noise reduction benefits, plus, they just look smart! Bedroom 2 and 3 are also carpeted, with decent sized-built in robes, so, combined with the linen press in the hallway, you are spoilt for storage. Just like the ensuite, the bathroom is stylish and modern. The bathtub is deep and luxurious, you'll go back for a second and third look imagining a good soak! Now the living area. Open plan and easy to enjoy. The breakfast bar lends itself as the perfect gathering spot for projects and homework while still being part of family activities. This is surely where the memories are being created, and maybe a "reel" or two, in a space that's just drenched in light! The 4-burner gas cooktop, oven, and plenty of cupboard space, all overlook the family and dining room and beyond to the backyard's low maintenance lawn and gardens, perfect for the home picnics, plus the adjacent space built for entertaining and family activities. Indoor and outdoor living will be effortless and the good quality fencing perfect to keep family and pets safe and secure too. Direct access to the house from the double garage offers convenience; here, the front is a double panel lift door, and the rear of the yard is accessed via a single sized roller-door. Ample room for cars and storage as well. Key Highlights • SOLAR PANELS ~ AGL installed eko5000DB Inverter • 3 generously sized carpeted bedrooms with built in robes in 2 & 3 • Main bedroom with modern ensuite and ample sized walk in robe • Open plan living and kitchen area with loads of natural light • Double garage with drive through rear access and internal access to the residence • The front yard is equipped with an irrigation system • Split system air conditioning in living area • Roller shutters on front windows • Secure backyard • Laundry with direct access to side/backyard • 6 minute drive to shopping centres - 7 minutes to the Library • Easy access to the Northern Expressway providing efficiency, improved road safety and improved public transport systems. Why Andrews Farm? The Playford City Council's emphasis is on community and family "lifestyle". Be active, enjoy nature, attend local community events, there is so much to explore with improvements to reserves and sporting facilities too. Spoilt for choice of walking trails, bike tracks, arts and culture too. By no means least is a mere 15 minute drive away to some of the best wineries and eateries in South Australia, right there in and around One Tree Hill. All these exciting developments and invitations for community engagement is exactly what is drawing the discerning home owners to Andrews Farm! The important Property Details CT 6045/858 Zone Residential (Plains) Year Built 2010 Frontage 12.5 Council Rates \$435.00 pq (approx) Water \$146.00 pq (approx) ESL \$104.00 pa (approx) Open inspection: Social distancing is recommended and attendees are required to check-in. Disclaimer: We have, in preparing this document, used 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. Call Rosanna Russo, RRusso Real Estate, to chat about how this home could work for you: 0410 733 125 RLA 312523 Best Offer By Offers close Monday 11 December 2023, 2pm (unless SOLD prior)