

31 President Avenue, Andrews Farm, SA 5114

House For Sale

Wednesday, 12 June 2024



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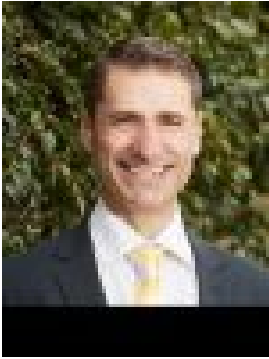
Bedrooms: 3

Bathrooms: 1

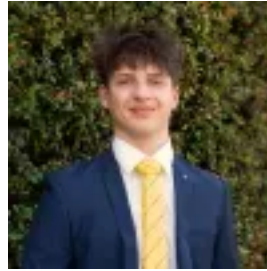
Parkings: 2

Area: 658 m2

Type: House



Marz Harkotsikas
0883496688



Anthony Kolaroff
0883496688

Auction (USP)

MARZ HARKOTSIKAS Wonderfully located in the family-friendly heart of Andrews Farm, strolling distance to St Columba College, as well as popular parks, playgrounds and reserves, 31 President Avenue captures cosy and comfortable living set on a sweeping 658sqm block that'll have couples and growing households eager to plant their feet for the long-term. Behind a charming frontage, step into light-filled open-plan living gliding over solid timber floors, and where the spacious lounge joins the dining and modern kitchen for welcome lifestyle simplicity. Together with 3 ample-sized bedrooms all featuring built-in robes and ceiling fans, neat and tidy main bathroom with separate WC for added family convenience, as well as a huge outdoor entertaining area ready for fun-filled weekend barbeques, and excellent backyard space letting the kids kick the footy or doggo happily roam... the size, space and scope here can't be overstated. With potential to one-day renovate and extend on such a prime parcel, combined with everyday conveniences ranging from Woolies Playford around the corner along with a raft of tasty takeaway options, or a quick 7-minutes to the bustling Munno Para Shopping Centre - starting your home-owning journey here promises the brightest of futures for your whole family.

KEY FEATURES- Light, bright and airy lounge, dining and kitchen combining for one easy entertaining space- Spacious kitchen zone featuring good bench top space, ample cupboards and cabinetry, stainless steel oven and gas cooker, and just a comfortable conversation away from the kids playing outside or friends relaxing in the lounge- 3 good-sized bedrooms, all enjoying handy BIRs and ceiling fans- Central bathroom featuring separate shower and bath, as well as separate WC and practical laundry- Excellent outdoor entertaining area with all-weather verandah- Sunny backyard with lush lawn and lovely raised garden ready for planting- Multiple storage sheds, secure carport with roller door, as well as gated carport for great storage options- Set on a wonderfully spacious 658sqm (approx.) block inviting great update, renovation and extension potential (subject to council conditions)

LOCATION- An easy walk to St Columba College, and around the corner from Mark Oliphant College- A stone's throw to a variety of popular and family-friendly parks, playgrounds and reserve inviting endless weekend adventure- Moments to Woolies Playford and all your last-minute takeaway foodie options- Only 7-minutes to the thriving Munno Para Shopping Centre for more brand name outlets and shopping needs, and just 10-minutes to Elizabeth City Centre for all your cafés, social calendar catch-ups and weekend entertainment.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -(A) At the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) At the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale. The Vendor & the Vendor's Agent reserves the right to refuse entry.