

32 Carabeen Crescent, Andrews Farm, SA 5114



House For Sale

Tuesday, 5 December 2023

32 Carabeen Crescent, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 560 m2

Type: House



Zack Hutchinson
0424473147

\$480,000 - \$510,000

This exemplary family residence is a remarkable property, ideally positioned on a tranquil street adjacent to the Commodore Reserve, set in an unparalleled location. Resting on a spacious 560sqm allotment (approx.), this residence presents an excellent opportunity for first homebuyers seeking to get into the market. Upon arrival, the enchanting front garden is spectacular and the expansive driveway leading to the garage, offering ample parking space. Upon entry, you will start with the front living room with a combustion heater for cozy nights in, thoughtfully designed for family gatherings, offering a delightful view of the front garden. Progressing through the home leads you on to the dining room, strategically situated in proximity to the well-appointed kitchen. The kitchen, a chef's delight, boasts generous cupboard space, fridge alcove with view of second living room and an impressively sized electric oven, catering to the needs of the household chef. Continuing through to the second living area, impeccably configured as a theatre room or a serene space for relaxation after school. Comprising three generously proportioned bedrooms, with convenient access to the sparkling bathroom, the residence seamlessly extends outdoors through sliding doors. The integration of indoor and outdoor spaces creates an inviting environment for family living and entertaining. Notable features include:- Single carport with a roller door- Ceiling fans throughout- Solar 2.25kw system- Roller shutters on the front facade- Split system and reverse cycle air conditioning- Tool shed- Full length verandah at the rear of the home- Outdoor cyclone dux blinds along the verandah area. The rental appraisal for this property is estimated at \$460 - \$490 per week in today's rental market. The outdoor space is a private haven and entertainers delight, featuring a generously sized verandah area perfect for outdoor entertainment, complemented by the flexibility of fully enclosing the space with outdoor blinds. Boasting a commanding street presence, ample parking, and a prime location in the heart of the Playford City Centre, this residence enjoys swift access to the Northern Expressway, facilitating an easy commute to the Adelaide CBD. Residents can also relish the convenience of proximity to the Andrew Farms shopping centre, including restaurants, and a selection of prestigious schools such as St. Columba College, Andrews Farm Community Pre School, and John Hartley. For further information, please contact Zack at 0424 473 147. 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. RLA155355