

**32 Federation Way, Nairne, SA 5252**



**Sold House**

Thursday, 11 April 2024

32 Federation Way, Nairne, SA 5252

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 541 m2**

**Type: House**



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**\$665,000**

Welcome to 32 Federation Way, a splendid showcase of modern living nestled within the serene suburb of Nairne. This meticulously updated residence combines the charm of its surroundings with an array of contemporary features, making it an impeccable choice for first home buyers, families, savvy investors, or those looking to downsize without compromise. From its beautiful established and manicured gardens to the expansive and versatile living spaces, every detail has been carefully considered to ensure a lifestyle of comfort and convenience. Stepping inside, the home welcomes you with three generously sized bedrooms, each boasting built-in robes for optimal storage. The modern kitchen and bathroom, complete with high-quality fittings, cater to the needs of modern-day living, while the large open-plan living and dining area provides the perfect backdrop for memorable family moments or entertaining guests. External enhancements, including a larger, redesigned garage to accommodate a 4WD, vans or campers, and advanced security features like Crimsafe screens, affirm the property's commitment to both functionality and peace of mind.

**Internal Features:**

- Three spacious bedrooms with built-in robes
- Elegant two-way bathroom with a separate toilet
- Modern kitchen with self-cleaning steam oven and instant hot water system
- Plantation shutters in the front rooms
- Large open-plan living and dining area
- Reverse cycle ducted air conditioning
- Crimsafe security screens

**External Features:**

- Concrete driveway with an extra gravelled off-street carpark
- Custom extended carport with higher clearance, a new panel door, new ceiling and zip track roller blinds on the outside
- 541m<sup>2</sup> allotment with maintained gardens, fruit trees, and herbs
- Fully irrigated gardens, controllable via smartphone
- New Wi-Fi irrigation controller
- Outdoor entertaining area
- 6.6kw solar system
- Termimesh with a 50 year guarantee

Gardens include but is not limited to:

- Hedging olives
- Mandarin
- Apple (Fuji, ballerina and granny smith)
- Apricot
- Pear
- Cherry plum
- Almond
- Echinacea
- Sage
- Thyme

Located within a gorgeous, established pocket of Nairne. You're walking distance to all amenities, including parklands and sporting facilities, The new Chapman at Nairne shopping precinct offering Klose's Foodland, Cellarbrations and more. Public transport and schools and all within arms reach and with easy access to the SE Freeway, this property exemplifies the ease of living in The Hills. In addition, Nairne is only a short 7-minute drive to Littlehampton, 8-minute drive to Mount Barker and 40mins to the Adelaide CBD. If you're after brilliant food and wine within and around the township, there are loads of options which have you covered such as The District, Pallet cafe and Jambo Sana cafe, Monte Bello Pizzeria, Little Birdy Bakery and Rise Artisan Bakery, Nairne Corner Takeaway, Chingari Indian Restaurant and Jack's Thai. You're also a short drive from Howard Vineyard and LOT.100 in Hay Valley. For more information, please contact Damon Brohier on 0422 856 686 or Jordan Kuchel on 0448 848 242. Available 7 days. 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice.