

# 35 Adrian Street, Ingle Farm, SA 5098

## Townhouse For Sale

Tuesday, 21 May 2024

35 Adrian Street, Ingle Farm, SA 5098

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 220 m2

Type: Townhouse



Amanda Robles  
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**\$469k-\$515k**

Amanda and Eli Robles are proud to present this beautifully refurbished home nestled in the heart of Ingle Farm that perfectly blends modern comforts with functional living spaces. This three-bedroom, one-bathroom home is a testament to meticulous renovation, ensuring a ready-to-move-in experience for its next lucky residents. Step into a home where every detail has been thoughtfully considered. Carpets in the bedrooms provide a plush underfoot experience, setting the stage for relaxation. Each bedroom features built-in robes, maximizing storage and keeping your living spaces clutter-free. Two of the bedrooms are equipped with split systems, offering personalized climate control for ultimate comfort, while the third bedroom boasts a ceiling fan, ensuring a cool and restful night's sleep. Upstairs, the beautifully renovated bathroom is a standout feature, tiled to the ceiling in all wet areas. This luxurious space includes a shower located within the bathtub, a new vanity, and a toilet, offering a serene retreat perfect for unwinding after a long day. The main living area downstairs is a hub of activity and comfort, highlighted by elegant hybrid plank floors that exude contemporary charm. A split system in the living area maintains an ideal temperature year-round, making it a perfect space for both entertaining and unwinding. The kitchen is a culinary enthusiast's dream, featuring a sleek gas cooktop, electric oven, dishwasher and plenty of storage, with new overhead cabinets. Practicality meets style in the laundry, adorned with new tiles and conveniently located next to the downstairs toilet. The backyard is a neat and tidy haven, complete with a well-maintained garden bed that adds a touch of nature's beauty to the home. There's ample space for multiple cars, thanks to access down a communal driveway, making parking a breeze. Other features we love:- Garden Shed- Private rear access, providing secure and spacious parking for multiple cars- Front and rear security doors- Multiple reverse cycle split systems located in the home- Fenced front yard. Perfectly situated in the convenient suburb of Ingle Farm, this home is within close proximity to Ingle Farm Shopping Centre for all your weekly groceries. A short walking distance away, Walkley Park will allow you to embrace the outdoors. Quality public and private schools nearby include Ingle Farm Primary School, Para Vista Primary School, Valley View Secondary School, and St. Paul's College. Viewings highly recommended. Specifications: CT / 6084/137 Council / Salisbury Zoning / GN Built / 1973 Land / 220m<sup>2</sup> (approx) Frontage / 5.74m Council Rates / \$1,100pa Community Rates / \$240pq SA Water / \$210pq Estimated rental assessment / Written rental assessment can be provided upon request. Nearby Schools / North Ingle School, Ingle Farm P.S, Ingle Farm East P.S, Para Vista P.S, Para Hills School, Valley View Secondary School. Disclaimer: 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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069