

# 35 Amundsen Drive, Ingle Farm, SA 5098

## Sold House

Wednesday, 6 September 2023

35 Amundsen Drive, Ingle Farm, SA 5098

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 994 m<sup>2</sup>

Type: House



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**\$747,550**

This stunning home sits on a spacious 994 square meter block (approx), offers a 28 meter frontage (approx) and appeals to a diverse range of buyers. Featuring four good sized bedrooms, a lovely open plan dining, kitchen and living area with 2.7meter ceilings as well as your very own north facing backyard haven, this home is sure to impress. A property of this size and quality rarely comes on the market. This has been the home of the same family since it was built in 1999. A large 7.8kw solar system on the best feed in tariff of .49cents/kw powers most of your electrical needs, such as the large ducted reverse cycle air conditioner last summer the solar system powered the house as well as returning to the grid an extra \$843 of solar credit, in a 3 month period). Located in the valuable Ingle Farm area this home is within close proximity to Ingle Farm Shopping Centre and Westfield Tea Tree Plaza which offers an abundance of gorgeous cafes and restaurants as well as a variety of shopping and entertainment options. The local public and private schools include Ingle Farm Primary School, Para Vista Primary School, Valley View Secondary School and The Heights School. Furthermore, the suburb is well connected to the rest of the city via public transport and you can indulge in the outdoors with Kentish Green, Finnis Avenue Reserve and Leyton Reserve at your disposal. More features to love: > Wonderfully maintained facade with well established gardens. > The master bedroom is very generous and features a built-in robe as well as a walk-in robe and a beautifully updated large ensuite which offers gorgeous floor to ceiling tiles, a large shower, a vanity with toiletry cabinetry and a toilet. > Three additional bedrooms with built-in robes to bedrooms two and three. > An inviting open plan dining, kitchen and living area which connect seamlessly together and provides you with the perfect space to spend time with loved ones. This area offers a ceiling fan and combustion heater for year round climate control. > The light filled kitchen is equipped with a walk-in pantry, a Miele dishwasher, a double sink, an electric cooktop, a Miele oven and ample cabinetry, complete with breakfast bar seating. > Step outside to the spacious north facing backyard where you will encounter a captivating, elevated undercover entertaining area which offers multiple ceiling fans and provides you with sufficient space to dine outdoors and host family friends all year round. The rear of this property is remarkable tranquil and private, there are no rear neighbours over the back fence, just gum trees with bird life and the occasional Koala. If this wasn't enough, there is an additional outdoor retreat on offer which offers a beautiful area for you to relax and wind down with loved ones. > Modern family bathroom which includes a large vanity, a corner spa bath and a shower, complete with floor to ceiling tiles. > Laundry with sufficient cabinetry space. > Massive rear garage / shed for all your storage needs (currently set up as gym/storage) and multiple rainwater tanks for your convenience. > Large garage which is currently being used as a store / utility room. > Double carport with parking space for two vehicles. > A ducted reverse cycle air conditioner caters for your needs when the summer heat and winter cold get too much, as well as a ducted evaporative air conditioner system for those warm days, when you just want a breeze through the house. > Swann security camera system with hard drive recorder. Details: Certificate of Title | 5249 / 294 Title | Torrens Title Year Built | 1999 Land Size | 994 sqm approx Frontage | 28.0 meters approx Cooktop | Electric Council | City of Salisbury Council Rates | \$582.96 pq Water Rates | \$181.65 pq COVID 19 - Safety Protocols Lands Real Estate is working directly with the current government requirements associated with Open Inspections and Auctions. Please note that social distancing will be required at this open inspection as well as the use of the provided sanitizer products. All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.