

35 Mataro Avenue, Ingle Farm, SA 5098



House For Sale

Thursday, 9 May 2024

35 Mataro Avenue, Ingle Farm, SA 5098

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 640 m2

Type: House



Brijesh Mishra
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Jaya Prageeth

Auction Saturday 25th May 5:30pm (USP)

Delightfully nestled on a generous 640m² allotment, this upgraded residence features 4 spacious bedrooms and 2 separate living areas across a refreshing, renovated design that will appeal to younger and growing families. Your security and privacy are paramount with high fencing, automatic sliding gate to the street and security roller shutters to the street facing windows ensuring your comfort and peace of mind while you are home or away. Relax in a delightful open plan layout where a large combined living/dining/kitchen offers the perfect every day space for the active family or home entertainer. Sleek tiled floors, fresh neutral tones and LED downlights create a comfortable ambience for your casual living. An upgraded kitchen seamlessly integrates within the living space, featuring wide sink with filtered water, stainless steel appliances, tiled splash backs and plenty of cupboard space. Enjoy premium casual entertainment as you step through to a large tiled family room, spanning the rear of the home and offering uninterrupted views and easy access to a generous lawn covered backyard. There's plenty of space for the kids to run play and ample garage and/workshop space for the handyman, hobbyist or collector. All 4 bedrooms are well proportioned, all double bed capable, all offering fresh quality carpets. Bedrooms 1, 2 & 3 all feature ceiling fans, bedroom 1 offers built-in cabinetry and a built-in robe. An upgraded bathroom, separate toilet and traditional laundry complete a value packed interior. Premium vehicle accommodation includes a two-car tandem carport with auto roller door, traditional galvanised iron single garage/workshop and ample room for recreational vehicle parking in the lock up front yard. Both ducted and split system air-conditioning will ensure your year-round comfort, completing a value packed offering that will appeal to the growing, active family. Briefly: * Upgraded family home on generous 640m² allotment * Secure high fencing, automatic sliding gate to the street and security roller shutters * 2 separate living areas * Lock-up and leave allotment * Sleek tiled floors, fresh neutral tones and LED downlights * Large open plan living/dining room with integrated kitchen * Kitchen features wide sink with filtered water, stainless steel appliances, tiled splash backs and plenty of cupboard space * Generous tiled family room with easy access and views over a large lawn covered backyard * Upgraded bathroom with semi-frameless shower screen, rain head shower and wide vanity * Walk-through laundry and separate toilet * 4 spacious bedrooms, all with fresh quality carpets * Bedrooms 1, 2 & 3 with ceiling fans * Bedroom 1 with built-in robe and cabinetry * Two-car tandem carport with auto roller door * Traditional galvanised iron garage/workshop * Ample off-street parking in a low maintenance front yard * Both ducted and split system air-conditioning * Ample rainwater tanks Peacefully located on a generous allotment, nestled amongst other similar homes in the heart of Ingle Farm. Local schools include Ingle Farm Primary, (just a short walk away), Para Vista Primary and the zoned Valley View Secondary School. St Pauls College, Heritage College, Cedar College and TAFE SA Gilles Plains are also quite accessible. Ingle Farm Shopping Centre is close by for your grocery requirements with the Gepps Cross Lifestyle Centre and markets plus Tea Tree Plaza a short commute away for an international standard shopping experience. There are a number of parks and reserves in the area for your exercise and relaxation, including Rowe Park, at the end of the street. For more information, contact Brijesh Mishra on 0430 140 905 or Jaya Prageeth on 0430 397 878. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. **DISCLAIMER:** We have in preparing this document using 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. RLA 326547