

38A Creslin Avenue, Ingle Farm, SA 5098

ALL ADELAIDE

House For Sale

Wednesday, 24 April 2024

38A Creslin Avenue, Ingle Farm, SA 5098

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 353 m2

Type: House



Shane Illman
0401711981

Auction On Site: Saturday 11th of May at 11:00am

Delightfully nestled in a sensational location, within easy reach of local shopping, reserves and schools, this exciting courtyard home offers low maintenance comfort and open plan living across a refreshing 3 bedroom Plus study / 4th Bedroom design. Sleek tiled floors, fresh neutral tones and ambient natural light flow effortlessly from a wide hallway, through to a large open plan family/dining room at the rear of the home. A stunning modern kitchen overlooks the living room and seamlessly integrates within the living space. Cook the family meals in style with modern amenities including stainless steel appliances, stone look bench tops, tiled splash backs, crisp modern cabinetry, double sink, Island breakfast bar and plenty of cupboard and pantry space. Ducted evaporative cooling will provide ample relief from the summer sun while a split system air-conditioner in the family / dining room warms and cools all year-round. Step seamlessly from the dining area through to a large full width rear wrap around alfresco, the perfect place to fire up the barbecue and relax alfresco style. A large low maintenance back yard offers plenty of space for the kids to play, ample room for any future outdoor improvements and a little bit more for those who enjoy the garden. A separate study room with built-in desk is the perfect space for the kids to do their homework or an ideal area for those who work from home or would prefer a 4th Bedroom. All 3 bedrooms offer fresh quality carpets and robe amenities. The master bedroom features a walk-in robe and ensuite bathroom. Bedrooms 2 and 3 both offer built-in robes. A single garage with auto panel lift door will securely accommodate the family car, plus there is the convenience of direct interior access to the home. Briefly: * Modern courtyard home on easy care, low maintenance allotment * Spacious modern open plan design with 3 generous bedrooms, study or 4th bedroom * Sleek tiled floors, fresh neutral tones and ambient natural light * Large open plan family/dining room with kitchen overlooking * Bright modern kitchen features stainless steel appliances, stone look bench tops, tiled splash backs, crisp modern cabinetry, double sink, Island breakfast bar and plenty of cupboard and pantry space * Full width rear verandah/alfresco entertaining area * Low maintenance rear yard with ample room for future outdoor improvements * Rainwater tank * Spacious two-person study/work from home office with built-in desk * 3 spacious double size bedrooms, all with quality carpets and robe amenities * Bedroom 1 with walk-in robe and ensuite bathroom * Bedrooms 2 & 3 with built-in robes * Bright main bathroom with semi-frameless shower screen and deep relaxing bath * Separate toilet * Walk-through laundry with under bench appliance space and exterior access * Ducted evaporative cooling * Split system air-conditioner to the family / dining areas * Oversize single garage with auto panel with door and direct interior access to the home * Generous 353m² (approx) allotment Peacefully located in a leafy street and within easy reach of all desirable urban amenities. Public transport is at your doorstep on Montague Road. Ingle Farm Shopping Centre is just a casual stroll around the corner, ideal for your weekly grocery requirements with the Gepps Cross Lifestyle Centre and Tea Tree Plaza a short commute away for your designer and specialty goods. There are a number of parks and reserves in the area for your exercise and relaxation, including Walkley Park, Golding Oval and the Ingle Farm Little Athletics Club. Local schools include Ingle Farm Primary and Valley View Secondary School, (both just a short walk away), plus Para Vista Primary with St Pauls College, Heritage College, Cedar College and TAFE SA Gilles Plains also quite accessible. *This property will be going to Auction unless sold prior, therefore NO Price Guide will be given* 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. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.