

38B Baloo Street, Ingle Farm, SA 5098

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 7 February 2024

38B Baloo Street, Ingle Farm, SA 5098

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 352 m2

Type: House



Zac Watts
0448217726



Paul Lukeman
0404884077

\$590K

Auction Wednesday 21st of February at 5:30pm (Unless Sold Prior). Facing a gum-studded reserve and family-friendly playground, this three-bedroom residence represents the epitome of stylish modern living from its Torrens-titled 352sqm parcel. Built in just 2020 by reputable Statesman Homes, you'll be hard-pressed to find a more effortless option to move in or rent out without having to lift a finger. Quietly tucked to the rear of Baloo Street, the home offers a safe option to park within the driveway or secure garage and enter internally. Plush carpets bring a luxe element to each of the three bedrooms, headlined by a spacious front-facing master featuring ensuite and walk-in robe. Two additional bedrooms follow suit, each boasting built-in robes of their own, along with adjacent access to a main bathroom with family-family bathtub and separate toilet. Floating floors bring warmth to the chic monochromatic tones of the kitchen, kitted-out to combine stainless-steel gas cooktop, under-bench electric oven and dishwasher, with a wealth of matte-black cabinetry and marble-look benchtops under feature pendant lighting. Brightening the laidback lounge setting, an effortless flow is created between indoor and outdoor spaces via glass sliding doors. Removing the need for time consuming maintenance, the rear yard keeps it simple, whilst the adjacent reserve offers all the green space and play equipment that kids and pets could ever hope for. Just a stroll from both North Ingle and Ingle Farm Primary, along with a local bus stop that simplifies the 20-minute city commute, and central proximity to Ingle Farm Plaza, Westfield TTP and Gepps Cross Homemaker Centre - you have everything you need for a stellar life in Ingle Farm. Even more to love:- Secure garage with laundry facilities- Further off-street parking in driveway- Walk-in pantry- Ducted R/C air conditioning- NBN ready- Zoned for Valley View Secondary- 200m to bus stop Land Size: 352sqm Year Built: 2020 Title: Torrens Council: City of Salisbury Council Rates: \$1882 PASA Water: \$207 PQES Levy: \$122.30 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.