

39 Chateau Avenue, Andrews Farm, SA 5114



House For Sale

Monday, 27 May 2024

39 Chateau Avenue, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: House



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\$479,000 to \$499,000

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this excellent three bedroom, two bathroom home set in the very popular and in demand suburb of Andrews Farm. Situated in a quiet pocket of the suburb, on a 300m² block (approx.) and with a 171m² build size (approx.) this immaculate home built in 2009 has it all. It offers a beautiful low maintenance lifestyle, has brilliant street appeal and provides the lucky owner with security screens and roller shutters on all windows. As you approach the home with a rendered frontage along the new paved driveway, you'll pass the grassed front yard and front fence. Quality flows with the home being fully carpeted throughout. To the left of the entry point there's the master bedroom that boasts a walk in robe and an ensuite with a shower, a toilet and a basin. The two remaining spacious bedrooms offer enough space for a queen bed and bedside tables and offer built in robes with shelving. The large second bathroom comes complete with a bath, a shower, a separate toilet and a separate vanity space with all the modern fixtures and fittings. The laundry offers plenty of room for all your cleaning appliances and access outside through its sliding glass doors. The open plan kitchen/dining and family area is simply perfect for endless entertaining. The tiled kitchen offers exceptional bench space and ample under bench cabinetry. The quality stainless steel gas and electric appliances are of a high caliber, perfect for the home chef and there's also a dishwasher to ensure clean-ups are a breeze. The rooms reverse cycle split system air conditioner is perfect to keep the area warm in winter and cool in summer along with the homes ducted evaporative air conditioner. Venturing through the sliding glass doors and into the backyard you are greeted with a stylish outdoor undercover entertainment area with cafe blinds that's perfect for large gatherings during functions with family members and friends. Here you can also enjoy the grassed area for the children and pets to play on. The handy inclusion in the backyard past the lockable fence is a powered garden shed with lighting and cement flooring to keep all your gardening needs out of the weather elements. With the additional pebbled and decking area in the backyard, straw sheeting along the rear fence, a security system, solar, low maintenance gardens and a garage with a panel lift door, this home is exactly what you want, knowing all you have to do is deliver your furniture, place it where you want, put your feet up and enjoy the serenity. **FEATURES YOU WILL LOVE:**

- 300m² block (approx.)
- 171m² build (approx.)
- 2009 build
- Front fence
- Rendered frontage
- Paved driveway
- Carpeted throughout
- Master bedroom with a walk in robe and an ensuite
- Remaining bedrooms with BIR's
- Second bathroom with a bath, a shower and a toilet
- Laundry with outside access
- Ample cabinetry along the hallway
- Tiled kitchen with stainless steel gas and electric appliances and a dishwasher
- Split system reverse cycle air conditioning to main living
- Ducted evaporative cooling throughout
- Stylish pergola with cafe blinds
- Grassed area
- Decking and pebbled areas
- Lockable back fence
- Garden shed with cement floor and lighting
- Security screens and roller shutters on all windows
- Security system
- Solar
- Garage with a panel lift door
- Low maintenance and established gardens and lawn
- West Parkway Reserve - 1 min walk
- Public transport - 5 min walk
- St Columba College (R-YR12) - 3 min drive
- Eyre Village Shopping centre - 3 min drive
- Adelaide CBD - 32 min drive

Want to find out where your property sits within the market? Have our multi-award-winning agent come out and provide you with a market update on your home or investment! Call Steven Ulbrich on 0484277674 or click on the following link <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894> To put an Offer to Purchase in online please follow the link:

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