

# 4 Federation Way, Nairne, SA 5252



## House For Sale

Wednesday, 10 January 2024

4 Federation Way, Nairne, SA 5252

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 397 m2**

**Type: House**



Damon Brohier  
0422856686



Jordan Kuchel  
0448848242

## AUCTION MUST BE SOLD

AUCTION SUNDAY 28 JANUARY AT 12:30PM Here is everything you could need in this neat and tidy 3 bedroom home located in this highly desirable location. First time available to the market since completion with only one owner, this warm and heartfelt 2004 built home is perfect for starting your new beginnings in this tightly held community. Boasting a master suite with a walk-in robe, spacious two-way bathroom, a large outdoor entertaining area and a perfect sized yard with minimal maintenance needed. Being 2-minutes to the playground, 2-minutes to Byethorne Park, 3-minutes to the local primary school and 3-minutes to the cafes, this home creates an easy and convenient lifestyle for the whole family. Internal features include: • Master suite with walk-in robe. • Two-way bathroom with bathtub and linen press. • Two spacious bedrooms. • Built-in robe to bedroom 3. • Light-filled and airy dining and living area. • A well-appointed kitchen with electric cooking. • Split system air conditioner. • Spacious updated laundry with storage. External features include: • 397m<sup>2</sup> allotment. • Low maintenance front and rear yard. • Fully fenced. • Paved verandah area. • Single carport under main roof with an auto roller. Located within a gorgeous, established pocket of Nairne. You're walking distance to all amenities, including parklands and sporting facilities, The new Chapman at Nairne shopping precinct offering Klose's Foodland, Cellarbrations and more. Public transport and schools and all within arms reach and with easy access to the SE Freeway, this property exemplifies the ease of living in The Hills. In addition, Nairne is only a short 7-minute drive to Littlehampton, 8-minute drive to Mount Barker and 40mins to the Adelaide CBD. If you're after brilliant food and wine within and around the township, there are loads of options which have you covered such as The District, Pallet cafe and Jambo Sana cafe, Monte Bello Pizzeria, Little Birdy Bakery and Rise Artisan Bakery, Nairne Corner Takeaway, Chingari Indian Restaurant and Jack's Thai. You're also a short drive from Howard Vineyard and LOT.100 in Hay Valley. For more information, please contact Damon Brohier on 0422 856 686 or Jordan Kuchel on 0448 848 242. Available 7 days. 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 inquiries and obtain their own legal advice.