

**4 Makin Road, Ingle Farm, SA 5098**

**CENTURY 21**

**House For Sale**

Monday, 8 January 2024

4 Makin Road, Ingle Farm, SA 5098

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 713 m2**

**Type: House**



John Leske

## AUCTION

A rare chance to purchase a home in need of substantial work or possibly demolition in future years. The home is currently rented to fabulous tenants who are looking to renew the lease if required. The home has some cracking but is in clean and reasonable condition but future redevelopment is certainly the best option. The land is approximately 713m<sup>2</sup> with a slightly irregular shape with a frontage of 17.19m and plenty of depth plus there are no easements on the title. The home currently consists of 3 bedrooms with the master and the 2nd bedrooms with built ins. The separate lounge is quite spacious and there is a functional kitchen with gas hot plates and an adjoining dining room. There is also a separate bathroom, laundry & w.c. The home is cooled by ducted evaporative air conditioning plus gas heating. There is also an alarm system and valuable solar panels to reduce your ever increasing power bill. The superb rear entertaining area is completely under cover and large enough for those family BBQ's. A large garage with and plenty of parking make this an attractive property to add to your investment portfolio. A special feature of course is the land size and the great location directly opposite Makin reserve with the play equipment and ample room for a cricket pitch or footy oval. Surrounded by beautiful parks and reserves, this home is within close proximity to Kentish Green, Walkley Park and The Paddocks, allowing you to embrace the outdoors. Ingle Farm Shopping Centre is nearby and offers an abundance of lovely cafes and restaurants as well as Coles, Aldi and Kmart for your convenience. Westfield Tea Tree Plaza is less than a 10 minute drive away (approx) for specialty shopping and entertainment options. The quality education options in the area include Para Hills Preschool, Para Hills School, Ingle Farm Primary School and Valley View Secondary School. To be auctioned on site (USP) on January 23rd 2024 at 6pm. The vendors offer flexible settlement conditions and will set a realistic reserve price. \*If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Century 21 First Choice In Real Estate does not guarantee the accuracy of these measurements. \*You should conduct your own due diligence and any information provided here is a guide and should not be relied upon.