

# 40 Elgar Avenue, Ingle Farm, SA 5098

## House For Sale

Tuesday, 23 January 2024

40 Elgar Avenue, Ingle Farm, SA 5098

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 747 m2

Type: House



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## Auction

This great home sits on a spacious 747 square meter block (approx), boasts a 22 meter frontage (approx) and is sure to impress. Appealing to a wide range of buyers, this home features three bedrooms, a generously sized living room as well as a spacious backyard with a rumpus room. Perfectly positioned in a valuable location, this home is close to all the desired amenities. Several parks and reserves are close at hand with Walkley Park, Leyton Reserve and Kentish Green short walking distances away. Ingle Farm Shopping Centre is close by to cater for your weekly groceries and Westfield Tea Tree Plaza is a short drive away to provide you with an abundance of entertainment and dining options. Local schools include Ingle Farm Primary, Para Vista Primary, Valley View Secondary and The Heights. Key features include: > The master bedroom features a built-in robe, a walk-in robe and an ensuite. > Two additional bedrooms. > Generously sized living room which offers an air conditioner and heater for year round climate control. > The kitchen, dining and family room connect seamlessly together, making this the perfect space to enjoy meals with loved ones. > The kitchen comprises ample cabinetry, a double sink and a gas cooktop. > The backyard has been wonderfully maintained and offers a large pergola and rumpus room, perfect for hosting family and friends all year round. > Bathroom with a separate linen press. > The laundry offers a built-in cupboard. > Gated carport with drive thru access to the rear shed providing parking space for three vehicles. > Multiple sheds for your storage needs. > Additional driveway access to the rumpus room. > Ducted evaporative system throughout. Details: Certificate of Title | 5325 / 595 Title | Torrens Title Year Built | 1973 Land Size | 747 sqm approx Frontage | 22.00 meters approx Cooktop | Gas Council | City of Salisbury Council Rates | \$378.92 p/q Water Rates | \$153.70 p/q All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.