

40 Macfarlane Way, Andrews Farm, SA 5114

House For Sale

Tuesday, 14 May 2024



40 Macfarlane Way, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 420 m2

Type: House



Timothy Mann

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Troy Reid

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Auction Online | Unless Sold Prior

Timothy Mann and Troy Reid are proud to present 40 Macfarlane Way, Andrews Farm to the market! This homely 3 bedroom, 2 bathroom property offers comfort and convenience and is the ideal property for a growing family, investment opportunity or first home buyers alike! Be welcomed into the property by the neutral colour scheme paired with the warm tones of the floating floor boards which creates a warm and inviting atmosphere. Step into the generously sized lounge room located at the front of the property where you can have cosy nights with family. The heart of the home is in the open plan kitchen, dining and living space where you can seamlessly entertain guests or embrace exploring your culinary pursuits in the state of the art kitchen. Enjoy privacy and relaxation in the 3 well sized bedrooms, each room is designed with your comfort in mind, providing ample space for relaxation and personalization. Host unforgettable gatherings with family and friends or simply unwind in your spacious paved outdoor entertainment area, the space is ideal for BBQs, gatherings, or quiet evenings under the stars while enjoying your low maintenance garden. Nestled in the heart of Andrews Farm, this property is a stone's throw away from a multitude of amenities including Munno Para Shopping Centre, Stebonheath Park, Primary Schools and cafes. Stay connected to surrounding suburbs and Adelaide CBD with the use of public transport options, Northern ExpressWay & Main North Road. Features: • Ideal air temperature year round with the wall-mounted split system in the lounge. • Bedroom 1 features spacious ensuite with shower and toilet and walk in wardrobe, a great storage option with easy access. • Bedrooms 2 & 3 are generously sized with light filled windows and contain a built in wardrobe for a great storage option. • Main bathroom contains a bath, shower and separate toilet and is located with ease of access for bedrooms and common areas. • The Kitchen is a chef's delight with plenty of countertop space, great storage options and chef grade stainless steel appliances, making meal preparation a breeze! • Living and dining space has large, spacious windows filling the room with natural light. • Alfresco outdoor entertaining space is ideal for all weather with outdoor blinds to enclose the space. • Low maintenance backyard features a garden shed, great for storage of tools and gardening equipment. • Verandah wraps around the property. • 1 car carport with roller door is the perfect secure off street parking option. More Info: Built - 2006 Land - 420 sqm (approx.) House - 130 sqm (approx.) Zoned - MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Council - PLAYFORD Gas - mains To register your interest please phone Timothy Mann on 0497 229 387 or Troy Reid on 0404 195 919. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. *Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. 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. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 284373