

40 Ranford Road, Largs North, SA 5016



Sold House

Thursday, 5 October 2023

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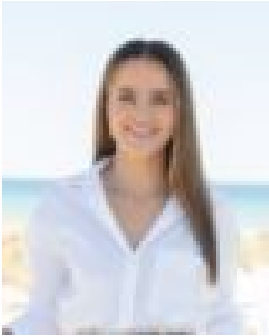
Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 341 m2

Type: House



Teagan Earl

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Contact agent

Welcome to 40 Ranford Road, Largs North, a remarkable 3-bedroom, 2-bathroom family home that offers a perfect blend of modern living and spacious comfort. With a generous land area of 341 sqm (approx.), this property provides ample room for your family to move straight in and enjoy. Constructed in 2020, this home showcases contemporary architecture and stylish design. As you step inside, you'll be greeted by a warm and inviting space, awash with natural light that creates a welcoming atmosphere for your loved ones. Equipped with 3 generously sized bedrooms and two living areas, there is space for everyone in the versatile floorplan. Thoughtfully designed to maximize natural light, the second living area is centralised and of good size providing ample space for a second retreat, work-from-home space or children's play area. Bedrooms 2 and 3 come complete with built-in robes and plush carpets, whilst the master bedroom is a retreat in itself, with a ceiling fan, an ensuite and a walk-in wardrobe. An additional, centralised bathroom and two toilets effortlessly blend style with functionality. The open-plan kitchen is a culinary haven, equipped with modern appliances and an abundance of bench space for your culinary creations. When storage is a must, this kitchen will not disappoint, with plenty of overhead and under-bench storage as well as a large integrated pantry. Just a few steps away, the dining area sets the stage for the perfect blend of indoor, and outdoor living. Outside, you'll discover a meticulously maintained backyard and a beautiful garden, offering a serene retreat. The alfresco area is designed with your comfort in mind, featuring retractable screens that extend the use of this space throughout the seasons. With its harmonious blend of natural beauty and entertainment amenities, this alfresco space is the ideal canvas for creating lasting memories with family and friends.

Additional Features We Love: *Master bedroom with ensuite and walk-in-robe *Bedrooms with plush carpeting, the main living area boasts warm floating floorboards *Energy-efficient 6.6kW Solar Panels *Double-glazed windows for improved insulation *Heated towel racks in the bathrooms *Ducted R/C heating and cooling, electric fireplace in main living area *Spacious alfresco area and a meticulously landscaped garden *Lock up garaging for 1 car with a second off-street car space in the driveway and much more... To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7>

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. 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.

*****Regarding price.** The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection.

*****The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts.**