

# 40 Trinity Court, Andrews Farm, SA 5114

## House For Sale

Wednesday, 14 February 2024



40 Trinity Court, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$499,000 - \$548,000**

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*Virtual Tour Link: <https://my.matterport.com/show/?m=qj4BeaScBFo>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao), Tyson Bennett and Edge Realty RLA256385 are proud to present to the market this spacious haven located within a peaceful enclave of Andrews Farm. You will enjoy a great outdoor entertaining area, good-size yard, three bedrooms, two bathrooms and easy access to everything this region has to offer. The property is currently tenanted returning \$420 per week on a periodic lease. A double paver driveway and classic red brick facade provide a warm welcome home. Everyday life is sure to revolve around the open-plan kitchen, family and meals area set at the rear with easy care timber look floors, an abundance of soft natural light, a reverse cycle split system air-conditioner and ducted evaporative air-conditioning that flows throughout. A separate lounge is set just off the hallway and would make the ideal work-from-home base, comfortable play area for the kids or second living area, depending on your needs. With ample bench space and storage in the kitchen, preparing meals will never be a hassle again. There's a tiled backsplash and a breakfast bar for casual meals plus a suite of appliances including a gas cooktop, electric oven and dishwasher. Glass sliding doors lead outside where you can host your Sunday BBQ under the expansive verandah and keep an eye on the kids playing in the fully fenced backyard. There are three bedrooms and two bathrooms including your master bedroom with a walk-in robe and en-suite. Bedrooms 2 and 3 have built-in robes and all are conveniently serviced by the main bathroom with a separate bath, shower and toilet. Key features you'll love about this home:- 6kW solar panel system- Three bedrooms, two bathrooms and two living areas- Ducted evaporative air-conditioning throughout- Split-system air-conditioning in the open plan living- Double driveway and a double garage with an automatic roller door- Instant gas hot water system with water temperature controller- Bay windows in the master bedroom, family and meals Convenience is all yours in this wonderful home that is located just minutes from everything you need. A leisurely stroll will take you to the Stebonheath Park and Dog Park along with the Smith Creek Trail. St Columba College and the John Hartley School are conveniently located within easy reach plus you're less than 10 minutes from the bustling Munno Para Shopping City. Those who commute can take the M2 into the city and be in the Adelaide CBD within 40 minutes. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2006 (approx) Land Size / 450sqm (approx) Frontage / 15m (approx) Zoning / MPN/EAC - Master Planned Neighbourhood / Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,845.85 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$111.95 pa (approx) Current Rental / Periodic lease of \$420pw Estimated Rental / \$500-\$550pw Title / Torrens Title 5936/663 Easement(s) / Nil Encumbrance(s) / To Hickinbotham Homes PTY. LTD. - See Title Internal Living / 133.4sqm (approx) Total Building / 251.2sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/yavp> Palf this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.