

# 43 New York Road, Aberfoyle Park, SA 5159



## Sold House

Thursday, 9 November 2023

43 New York Road, Aberfoyle Park, SA 5159

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 413 m2**

**Type: House**



Amity Dry

0438144224

**\$782,000**

Auction Sat, 25th Nov - 11.30am (usp) Like a secret worth keeping, this light and airy three-bedroom home hides where its no-through road meets access to the park and playground of the local school, giving you after-hours access for kicks of the footy and some much-needed fresh air. Impeccably presented and full of light from start to finish, this astutely laid-out home embraces everyone from growing families to downsizers with multiple living zones, single garage, secure rear gardens and open-plan living with room to roam. The master bedroom - featuring an ensuite and walk-in robe - finds refuge at the front of the home, just steps from a sitting room, far away from a wing the kids will claim as theirs. After a guaranteed good night's kip, it's all about coming together where the large and fully equipped kitchen makes food the catalyst for quality family time in this ducted temperature controlled home. Being tucked away in a quiet corner doesn't mean you're isolated from the daily conveniences you crave, including The Hub, those local schools and parks, buzzing Blackwood, the metro coast and the CBD itself. All yours within a walk at best or a short drive at worst. You're welcome.

- Impeccably presented inside and out
- Prime position at the conclusion of a no-thorough road
- Contemporary design with studious, flexible floorplan
- Additional sitting room could be play room or home office
- Ducted air-conditioning
- High ceilings and easy-care tile floors
- Dishwasher, gas cooktop, breakfast bar and plenty of storage to open-plan kitchen
- Storage includes built-in robes to bedrooms 2 and 3
- Neutral colour schemes
- Double garage with remote entry
- Beautifully presented low-care gardens with paved rear courtyard
- Walking distance from Aberfoyle Park Primary and Pilgrim Schools
- Just 15 minutes from the metro coast (Seacliff)
- No more than 30 minutes from the CBD

Certificate of Title - 5900/686 Council - Onkaparinga Zoning - HDN - Housing Diversity Neighbourhood Year Built - 2005 Land Size - 413m<sup>2</sup> approx Total Build area - tba Council Rates - \$1,978.09 pa SA Water Rates - \$170.91 pq Emergency Services Levy - \$145.25 pa

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