

**43 St Clair Avenue, Andrews Farm, SA 5114**



**Sold Other**

Monday, 8 January 2024

43 St Clair Avenue, Andrews Farm, SA 5114

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: Other**



Timothy Mann

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Rhys Escritt

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**\$525,000**

Timothy Mann & Rhys Escritt are proud to present 43 St Clair Avenue, a beautifully presented 4 bedroom, 2 bathroom oasis in the bustling suburb of Andrews Farm. This property is ready for first home owners, families or investors alike! As you step inside, you'll immediately appreciate the thoughtful design of this home. Featuring 4 well sized bedrooms, each with built in wardrobes for easy storage and ease of access to the main bathroom. The master bedroom is a sanctuary in itself, with a walk-in wardrobe, perfect for storage and an ensuite bathroom featuring shower and toilet ensuring privacy and convenience. At the heart of the home is the stunning open plan kitchen, living and dining room which opens out to the under covered decked entertainment area. The kitchen features a gas cooktop, beautifully constructed wooden counter tops and plenty of cupboard storage space, perfect for the budding chef and making meal preparation a breeze! The living and dining areas are light filled and cosy, serviced by ducted air conditioning and a separate wall mounted split system ensuring year round air comfort. Unwind and relax on a balmy summer night on the undercover decked area which you can transform into your very own private oasis. Sit back and relax in the spa with friends and family or enjoy the shade from the established trees in your backyard. Located in a desirable neighbourhood of Andrews Farm, this home is close to schools, green spaces, and both Munno Para Shopping Centre & Elizabeth Shopping Centre providing convenience and ease of access to everyday amenities. A short drive from the Northern Expressway easily allows you to access surrounding suburbs and Adelaide CBD. This stunning property offers a comfortable and modern living space for you and your family. Don't miss out on the opportunity to make this property your own! Features: • A Multi-functional cinema room can also double as an additional bedroom or office space. • Bi fold doors into the cinema room allow for seamless access or privacy when needed. • Your storage needs are met with built-in wardrobes featured in Bedrooms 2 & 3. • Large windows throughout the house create a peaceful ambiance and abundance of natural light. • The main bathroom has shower and bath facilities and features a meticulously constructed wooden bench top. • Laundry room has ample storage options and the addition of an inside drying rack, a great inclusion for extra hanging space. • Low maintenance backyard featuring artificial lawn and well established trees. • Undercover Pergola outdoor entertaining area with blinds for privacy and air comfort during those warm summer nights entertaining friends and family. • Fully fenced spa and decked area, perfect for those looking to relax on a summers night or entertaining friends and family More Info: Built - 2010 Land - 300 sqm (approx.) House - 127 sqm (approx.) Frontage - 10 m (approx.) Zoned - MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Council - PLAYFORD Hot Water - connected Gas - yes NBN - Connected Solar - yes To register your interest please phone Timothy Mann on 0497 229 387 or Rhys Escritt on 0411 313 745. 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