

# 44 Albara Road, Ingle Farm, SA 5098

## House For Sale

Tuesday, 2 April 2024

44 Albara Road, Ingle Farm, SA 5098

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 677 m2

Type: House



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## Auction

On offer is this great property that sits on a spacious 677 square meter corner allotment (approx) in the heart of Ingle Farm. Appealing to a wide range of buyers, this great property features three bedrooms, an open plan kitchen, dining and living area, as well as a generously sized north facing backyard. Located in the convenient suburb of Ingle Farm, this home is within close proximity to a range of valuable amenities. Ingle Farm Shopping Centre is just up the road and boasts an array of beautiful cafes and restaurants as well as Aldi, Coles and Kmart for all your shopping needs. Wonderful parks and reserves surround the home and include Stokes Green, Rowe Park and Makin Reserve, allowing you to embrace the outdoors. Ingle Farm Primary School, Ingle Farm East Primary School, Valley View Secondary School and St Paul's College, are just a few of the many quality education options nearby. More features include: > Upon entrance to the home, you are greeted by an open plan kitchen, dining and living area which offers a split system air conditioner, making this the perfect space to spend time with loved ones. > The kitchen is modern and features an electric cooktop, a double sink, a dishwasher and ample cabinetry. > Three bedrooms with a built-in robe to bedroom one. Bedrooms one and three include ceiling fans. > Step outside to the spacious backyard where you will find a large garage / workshop and plenty of lawn for the kids and pets to play. > Neutral bathroom which features gorgeous marble wall tiles, a bath, a shower, a vanity and a separate toilet. > Good sized laundry with access to the mud room for your convenience. > Carport (accessible via Eudunda Avenue) which offers undercover parking space for four vehicles as well as drive through access to the garage, allowing more parking for an additional two vehicles. This property is currently tenanted for \$445 per week and is on a periodic lease. Details: Certificate of Title | 5298 / 370 Title | Torrens Title Year Built | 1967 Land Size | 677 sqm approx Frontage | 10.7 / 5.0 / 18.2 meters approx Cooktop | Electric Council | City of Salisbury Council Rates | \$412.23 pq Water Rates | \$153.70 pq All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.