

# 47 Riesling Crescent, Andrews Farm, SA 5114

## House For Sale

Thursday, 16 May 2024



47 Riesling Crescent, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 300 m2

Type: House



Roger Wolf

1300237767

**\$470,000 - \$510,000**

UNDER OFFER - INSPECTION CANCELLED SOLD BEFORE FIRST OPEN. This modern 3-bedroom, 2-bathroom courtyard home built in 2011 is sure to impress and is simply perfect for the first home buyer, down-sizer or investor. The wonderful modern, rendered front facade with outcropped porch will lead you to the entrance to the home. Once inside you'll notice easy care laminate floating floorboards flowing from the front to the rear of the house, making cleaning a breeze. Located separately at the front of the house is the main bedroom which looks out onto the front yard via a large window, allowing plenty of natural light to filter through. The main bedroom has the convenience of an ensuite and walk-in robe. Bedrooms 2 & 3 have built-in robes. Both bedrooms are central to the home and conveniently located to the main bathroom which has a shower with separate bath – perfect for the kids or to just wind down and relax. The main toilet is also conveniently separate as well as the vanity area. To the rear of the home is open plan living kitchen/dine and family room. The “U” shaped kitchen is well appointed with electric oven, gas cook top, double sink and dishwasher provision. The large window and sliding door to the family room gives you plenty of natural light and views of the backyard. Other features include a single garage under the main roof with manual panel lift door, instantaneous gas hot water, ducted reverse cycle air conditioning for all year comfort and low maintenance gardens. Currently tenanted on a periodic lease at a discounted rent of \$300.00 per week. Market rent is \$470 - \$495 per week. FEATURES: 3-bedrooms - main with ensuite 2-bathrooms Open plan living area Ducted reverse cycle air conditioning Low maintenance gardens For further enquiries, contact Roger Wolf, 0477 779 866 or email [roger.wolf@adprop.com.au](mailto:roger.wolf@adprop.com.au). RLA 199528