

49 Coondoo Avenue, Ingle Farm, SA 5098



Sold House

Wednesday, 28 February 2024

49 Coondoo Avenue, Ingle Farm, SA 5098

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 630 m2

Type: House



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\$687,000

A beautiful, big block base central to all things great in the thriving north, from local schools, bustling shopping centres, and the Dry Creek Wetlands - one of the area's natural treasures, 49 Coondoo Avenue captures instantly easy living or investment ready to lease. Light, bright and tidy throughout, enjoy an open and airy L-shaped entertaining zone where the cosy lounge wraps around to a spacious contemporary kitchen eager to socialise while you serve as you whip-up delicious dinners and weekend delights for friends and family. With gorgeous solid timber floors running throughout, ambient LED downlights, and ducted AC powered by a bill-busting solar system - rest assured the soft-carpeted 3-bedroom footprint will keep all members comfortable year-round. A solid brick charmer from start to finish, outside sees excellent summer season potential with a sweeping backyard mixing grassy lawns with sandstone paving, letting the kids play, family pet happily roam or plenty of space to host fun-filled weekend get-togethers. Set on an enticing 609m² allotment inviting a raft of future renovation, extension, redesign or rebuild possibilities (STCC), you'll find no shortage of rhyme or reason to seize this delightful property. Beyond its lifestyle conveniences at arm's reach that include popular eateries and takeaway shops, you're also a hop and a skip from Tea Tree Plaza delivering all your café, brand name outlets and weekend entertainment in the one place.

FEATURES WE LOVE

- Light-filled living and family zone with the lounge, cosy dining and contemporary kitchen combining for one lovely entertaining area
- Practical foodie's kitchen featuring great bench top space to scan and serve across this airy space, abundant cabinetry, and all-electric appliances including dishwasher
- 3 generously-sized bedrooms, one with BIRs and one with handy ceiling fan
- Neat and tidy bathroom featuring separate shower and bath, as well as separate WC for added convenience
- Functional laundry, ducted AC throughout for year-round comfort, and 3kw solar system for lower energy bills
- Lovely outdoor alfresco area with all-weather verandah and sweeping backyard of lush lawns and stone paving
- Charming solid brick frontage, secure carport with auto roller door extending to a large garage for great storage, garden tools and hobby equipment
- Nestled on a 630m² (approx.) allotment inviting fantastic renovation, redesign or rebuild potential (subject to council conditions)

LOCATION

- Moments from Ingle Farm Primary school, as well as the popular Dry Creek Wetlands for plenty of weekend adventure
- Around the corner from Drakes Supermarket for all your daily essentials, along with delicious bakeries and takeaway eateries, as well as Ingle Farm Shopping Centre & Kmart for all your shopping needs
- Only 8-minutes to the bustling Tea Tree Plaza delivering cafés, specialty stores, brand name outlets and weekend cinema experience

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Salisbury Zone | GN - General Neighbourhood \\ Land | 630sqm (Approx.) House | 202.8sqm (Approx.) Built | 1969 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa