

5 Rustic Grove, Andrews Farm, SA 5114



Sold House

Tuesday, 15 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 560 m2

Type: House



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\$361,000

Perfectly positioned in a peaceful, no through road cul-de-sac and nestled on a generous 560m² allotment, this renovated family home presents a rare and unique opportunity for family conscious buyers wishing to live on larger allotments. Upgrades throughout have produced a vibrant, contemporary interior, where spacious living areas and up to 4 bedrooms will easily cater for the younger growing family. Sleek tiled floors, fresh neutral tones and LED downlights flow throughout a large living/dining room where natural light gently infuses through thoughtful window placements. Relax in every day comfort in this fabulous living space or step on through to a generous combined kitchen/meals. Cook in contemporary comfort with stone bench tops, custom tiled splash backs, crisp country style cabinetry, stainless steel appliances, double sink, pendant lighting and a raised breakfast bar. All bedrooms are of generous proportion, all featuring fresh quality carpets. The master bedroom is conveniently located adjacent a study/nursery/bedroom 4, while bedroom 2 provides a walk-in robe. A bright main bathroom with wide vanity and shower over bath, and clever walk-through laundry complete the interior. Relax outdoors style on a paved rear verandah, overlooking a generous backyard with established gardens, all framed by mature trees from the adjacent reserve. A 4 car carport will provide ample covered parking for the family cars while a large galvanised iron shed/workshop offers plenty of storage space and the perfect framework for your brand-new man cave. A thoughtful and considerate renovation on a generous allotment with ample shedding, ideal for the younger growing family or those who enjoy their space. Briefly:

- Renovated, 1986 constructed home on generous 560m² allotment
- Thoughtful upgrades throughout and ample vehicle accommodation
- Sleek tiled floors, fresh neutral tones and LED downlights to a large living/dining room
- Combined kitchen/meals features with stone bench tops, custom tiled splash backs, crisp country style cabinetry, stainless steel appliances, double sink, pendant lighting and a raised breakfast bar
- Up to 4 spacious bedrooms, all well portioned, all with quality carpets
- Bedroom 1 with study/nursery/bedroom 4 adjacent
- Bedroom 2 with walk-in robe
- Bright main bathroom with wide vanity and shower over bath
- Walk-through laundry with exterior access
- Wide paved rear verandah, ideal for alfresco entertaining
- Generous rear yard with established trees & garden shed
- Large galvanised iron shed/workshop/future man cave
- 4 car tandem carport and wide front verandah
- Split system air-conditioning
- Plenty of space for kids and pets in a large backyard
- Perfectly positioned in a no through road ideally located just a short walk to Stebonheath Park, the perfect place for your daily health and exercise, and a great public open space for the kids to play and explore. North Lakes Golf Course is just down the road along with the Munno Para Skate Park and Curtis Wetlands. The Andrews Farm Community Pre School is a casual walk away, perfect for the younger family. The zoned schools are John Hartley School and Mark Oliphant College, both in the local area. The new Playford Alive & Elizabeth Field Shopping Centres will cater for your everyday requirements and Munno Para Shopping Centre is a short drive away. Easy access to the Northern Expressway will have you in the City or Barossa within 30 minutes.

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. RLA 322799

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Property Details: Council | PLAYFORD Zone | GN - General Neighbourhood \\ Land | 560sqm (Approx.) House | 320sqm (Approx.) Built | 1986 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa