

# 523 Stebonheath Road, Andrews Farm, SA 5114

## House For Sale

Monday, 22 April 2024

523 Stebonheath Road, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 454 m2

Type: House



Mark Lloyd  
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Marie Fabian  
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**\$599k-\$649k**

Team Lloyd and Harris North are proud to present 523 Stebonheath Road, Andrews Farm - With its impeccable presentation and appeal, this 3-bedroom family home is loaded with all the "I" wants starting with new paint and floor coverings throughout, ensuring a fresh and modern ambiance from the moment you step inside. Step through the separate entry with electronic door and be greeted by quality tiled floors and down lights that flow seamlessly into the open plan living and meals area, perfect for family gatherings or entertaining guests. The stunning kitchen is a chef's delight, featuring Caesar stone bench tops, stainless steel appliances including dishwasher, ample cupboard space, and a huge breakfast bar for casual dining. The master bedroom is a retreat in itself, complete with a walk-in robe, ensuite, and ceiling fan for comfort. The remaining two bedrooms also feature ceiling fans and built-in robes, while the gorgeous main bathroom and stylish laundry add to the home's overall appeal and are centrally located. A ducted reverse cycle heating and cooling system ensures year-round comfort and climate control whilst the NBN network system located throughout the home will appeal to the tech savvy buyer. Outside, an extensive gable veranda with dimmable LED lighting provides a huge wow factor, complemented by an outdoor kitchen area and ceiling fan for alfresco dining enjoyment. The yards feature auto irrigation, making maintenance a breeze, while a 9.5x5.5 shed workshop with an office doubles as a rumpus room, providing endless possibilities for hobbies or extra storage. Say goodbye to power bills with an impressive 13.2kw solar system and 13.3kw battery, while gas instant hot water ensures efficiency and convenience. The property also offers room for a trailer, boat, or campervan, along with security cameras for peace of mind. The double garage with auto panel lift door, rear yard access and internal double door access features a lined attic with pull-down ladder for additional storage. Located close to all modern conveniences and located on a generous corner allotment of 454sqm, this is definitely one to put on your shopping list - Call Mark Lloyd on 0414 687 754 or Marie Fabian on 0421 205 578 to register your interest today!

Specifications: CT / 6098/82 Council / Playford Zoning / MPN Built / 2014 Land / 454m<sup>2</sup> (approx.) Council Rates / \$pa Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / \$500 - \$550 per week / Written rental assessment can be provided upon request

Nearby Schools / John Hartley School B-6, Swallowcliffe School P-6, Elizabeth North P.S, South Downs P.S, Mark Oliphant College (B-12), Kaurna Plains School

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