

**54a Farnham Road, Ashford, SA 5035**

**HARRIS**

**Sold Townhouse**

Tuesday, 12 March 2024

54a Farnham Road, Ashford, SA 5035

**Bedrooms: 3**

**Bathrooms: 2**

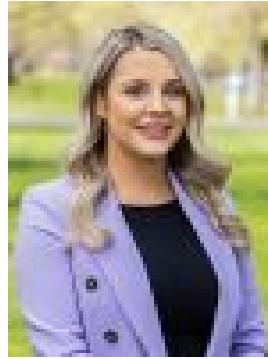
**Parkings: 1**

**Area: 167 m2**

**Type: Townhouse**



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**\$890,000**

Welcome to your dream home in the heart of Ashford! This immaculate home has been meticulously maintained and offers the perfect blend of style, comfort, and convenience, making it ideal for professionals, growing families, downsizers and investors alike. Boasting a prime location near the CBD, this property presents an exceptional opportunity to embrace a lifestyle of ease and accessibility. Upon arrival, you are first greeted by the architectural style and design of the home. Step inside your new home on Farnham Road to be welcomed by high ceilings and neutral colour tones, creating a sleek and modern aesthetic. Upstairs, plush carpets add a touch of luxury, while downstairs, timber floors offer easy cleaning and maintenance. The seamless fusion of style and practicality defines every corner of this home, showcasing a spacious living area ideal for relaxation and entertainment. The well-appointed kitchen stands as the heart of the home, featuring sleek cabinetry, modern appliances including gas cooktop and stone benchtops, inviting culinary creativity while ensuring convenience in meal preparation. You'll love meal times in your new kitchen which separates the lounge area from the dining, creating a seamless flow throughout the space. You'll love entertaining guests with two living areas, providing plenty of space for relaxation and socialising. Outside, a private and low-maintenance yard awaits, perfect for outdoor gatherings or a tranquil retreat after a long day. The alfresco is complete with a verandah making for the perfect extension from your internal living to entertain friends & family where you'll be sheltered from the elements. As you make your way upstairs you'll discover three spacious bedrooms, each adorned in natural light and featuring built-in robes while being finished with attention to detail. The second living area is perfect for families or those who can never agree on what to watch on the television. The master bedroom boasts an ensuite, providing a private sanctuary within the home. No expense has been spared in the bathrooms, from the floor to ceiling tiles to the freestanding tub, exuding luxury. With its prime location near Adelaide CBD, this property offers easy access to urban amenities, parks, and community events. Plus, there's plenty of grass for pets and children to play, making it the perfect place to call home. The highlight of the area though will certainly be the recently developed Kesmond Reserve only a few doors down which will host everything from walking tracks, picnic areas, sporting options and kids playground. Don't miss out on the opportunity to make this beautiful property yours. Contact us today to arrange a viewing and take the first step towards your new lifestyle in Ashford!

**Things We Love:-** Modern finishes throughout the home- Three large bedrooms with the master featuring two built in robes and dedicated ensuite- Plush carpets upstairs for comfort and timber floors downstairs for style and ease of living.- Central kitchen meaning you're never far from the action which also features stone benchtops, gas cooktops, electric oven and double basin sink.- Stylish outdoor entertaining area for year round entertaining.- R/C ducted heating and cooling throughout the home.- A moments walk from some of the best cafes, shops, parks and restaurants Adelaide has to offer as well as plenty of public transport options.

**Specifications:** CT / 6205/356 Council / West Torrens Zoning / HDN Built / 2020 Land / 167m<sup>2</sup> (approx) Frontage / 9.14m Council Rates / \$1,486.20pa Emergency Services Levy / \$160.35pa SA Water / \$186.26pa Estimated rental assessment / \$690 to \$720 per week / Written rental assessment can be provided upon request

**Nearby Schools /** Richmond P.S, Goodwood P.S, Sturt Street Community School, Cowandilla P.S, Adelaide H.S, Adelaide Botanic H.S, Mitcham Girls H.S

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