

**7 Mendota Avenue, Andrews Farm, SA 5114**



**Sold Townhouse**

Friday, 6 October 2023

7 Mendota Avenue, Andrews Farm, SA 5114

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 268 m2**

**Type: Townhouse**



Roger Wolf

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**\$470,000**

Act now! This fantastic, well presented community titled home comprises of four-bedrooms, two bathrooms plus separate lounge and is ready for you. Simply perfect for someone looking to enter the housing market, the growing family or the astute property investor. As soon as you enter the home, you'll notice the easy-care timber laminate floors that flow through to the rear of the home. Conveniently separate from the rest of the house and located at the front of the home is the light filled, separate lounge which has views to the park. This room could easily be converted into a fifth bedroom if you so desire. Across the hallway is the large main bedroom with ensuite and walk-in robe. To the rear of the property, you'll find the light and bright open plan kitchen/dine/family room. Cook up a storm in the U-shaped kitchen which has ample cupboard and bench space and is well equipped with stainless steel appliances, comprising of gas cook top, electric oven and completing this space is a large walk-in pantry. Need more space for entertaining? Well, simply slide open the glass sliding door where you can flow the entertaining out to the undercover alfresco or grass area. The ground floor also includes a great storage cupboard under the stairwell, nice sized laundry with external access, linen cupboard and the convenience of a separate third toilet. Upstairs you'll find the remaining 3 bedrooms with bedrooms two and three fitted with built-in wardrobes. The main bathroom is fitted with a bath and separate shower with the convenience of a separate toilet. Park your cars securely under a detached double garage with an electric panel lift door and keep comfortable all year round with ducted reverse cycle heating and cooling. Keep the kids happy with direct access to the park across the road. Ideally located close to a variety of schools including Andrews Farm Community Preschool, St. Columbia College, Mark Oliphant College and Adelaide North Special School. Local shops are less than 1km away and Munno Para Shopping City and Elizabeth City Centre are both less than 6km away. Enjoy a round of golf at the nearby Playford Lakes golf course and only 40 minutes (approximately) to the CBD via the Northern Expressway. This home is a great representation of a family home. Outgoings: Council Rates - \$448 qtr, SA Water - \$250 qtr approx. (Supply/Sewer/Use) Strata - \$583.32 qtr Market Rent - \$470-\$480 per week For further information, contact Roger Wolf - 0477 779 866 or email [roger.wolf@adprop.com.au](mailto:roger.wolf@adprop.com.au). Disclaimer - All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. RLA 199528