

**8 Bolmen Lane, Andrews Farm, SA 5114**

**eclipse.**  
REAL ESTATE

**Sold House**

Thursday, 14 March 2024

8 Bolmen Lane, Andrews Farm, SA 5114

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



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**\$593,000**

Say hello to effortless living in this contemporary four-bedroom home, where modern finishes meet abundant natural light across an open layout designed with multiple living areas. Welcome home to 8 Bolmen Lane, situated in the heart of Andrews Farm, enjoy the convenience of all your essential amenities just moments away. As you arrive, a contemporary brick facade and easy-care front yard sets the stage for what's to come. Step inside and follow the elongated hallway that guides you to the heart of the home. Here, the open-plan kitchen, living, and dining areas combine, forming an open and welcoming space. The modern kitchen features stainless steel appliances, a gas cook-top, ample counter space, a breakfast bar and a chic tile backsplash. Adjacent to the kitchen, the dining and living areas enjoy the same abundant natural light, creating a bright and airy atmosphere. Glass sliding doors invite you to step outside, seamlessly connecting the indoor and outdoor spaces. The well-sized yard is ideal for entertaining, featuring an undercover verandah with room for outdoor furniture plus space to drive through your garage and park additional vehicles. Around the corner is a neat patch of lawn, perfect for kids to play and children alike. Around the corner, a neatly manicured patch of lawn awaits, providing the perfect playground for kids and pets alike. Venture back inside to discover four well-sized bedrooms, each equipped with plush carpet and ceiling fans. The master bedroom stands out with its walk-in robe and ensuite, offering a true retreat for the homeowners. Beds 2 & 3 come equipped with built-in robes for convenient storage. Both bathrooms are fresh and inviting, with the main bathroom featuring a built-in bath, shower, and a separate water closet. Completing the floor-plan is an additional living area, offering a cozy spot for movie nights and adding to the home's functionality. Local surrounds have got it all. Munno Para Shopping City is just a short drive away, offering a wide range of shops including Kmart, Coles, Foodland, Aldi, and JB Hi-Fi, along with a variety of tempting eateries. For outdoor enjoyment, East Parkway Reserve is moments away, providing a beautiful green space complete with picnic facilities and a playground. Plus, with a bus stop conveniently located nearby, accessing Adelaide CBD and beyond is effortlessly simple. Whether you're on the hunt for the perfect family home with room to grow, or an easy-to-maintain investment property, this opportunity is tailor-made for you. Check me out: - Modern and low maintenance, 2011 built - Light-filled, open plan kitchen, dining and living area - Kitchen with breakfast bar, modern cabinetry and tiled backsplash - Stainless-steel appliances including dishwasher and gas cook-top - Four spacious bedrooms with plush carpet and ceiling fans - Primary bedroom with ensuite and walk-in robe - Secondary living area - Main bathroom with built-in bath and separate toilet - Tiled flooring throughout living areas - Ducted air-conditioning and gas heating throughout - Roller shutters to bedrooms - Private and enclosed yard - Lockup double garage with internal access - A short drive to Munno Para Shopping Centre - And so much more... Specifications: CT // 6067/242 Built // 2011 Build Size // 208 sqm \* Land Size // 375 sqm \* Council // City of Playford Nearby Schools // John Hartley School B-6, Mark Oliphant College (B-12) Jayden Kirk - 0422 105 052 jaydenk@eclipse realestate.com.au RLA 277 085