

8 Bradley Court, Ferryden Park, SA 5010

House For Sale

Friday, 24 May 2024

8 Bradley Court, Ferryden Park, SA 5010

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 330 m2

Type: House



Thomas Crawford
0448888816



Vincent Doran
0466229880

Auction | \$695,000

Auction Location: On Site On the cusp of everything that a busy inner-city lifestyle calls for, yet set quaintly in a quiet exclusive cul-de-sac location. Beautifully presented, and pouring in with an array of natural light, this home ticks all the boxes for both family living and for those who love to entertain. An impressive property offering excellent accommodation and a spacious and well thought out floor-plan where every member of the family will be afforded their own personal space. Accommodation is plentiful, presenting three bedrooms, with the master suite offering an en-suite and roomy walk-in-robe. A generous main bathroom services the remainder of the rooms, with full sized bathtub, separate toilet and direct access from the second bedroom. Cook until your souls' content in the appointed kitchen with new appliances, meaning you can entertain in style, in the open plan living space. Treat you and your guests to warm summer nights under the gabled alfresco, the perfect year-round entertaining space, all surrounded by lush, easy-care gardens, allowing furry friends and children their own outdoor domain. Drove of entertaining space and room for the whole family, there's something here for everyone. City fringe living has never looked or felt so good!

Features to Note:

- Freshly painted throughout
- New commercial grade Rinnai hot water service
- Brand new floorboards and carpets throughout the home
- Split system reverse cycle air conditioners to multiple rooms (two are brand new)
- Low maintenance gardens
- Outdoor, gabled alfresco entertaining with ceiling fan
- Downlights throughout the home
- Electric lock up carparking
- Alarm system
- Ethernet points throughout
- Antenna points to each room
- Open plan kitchen, living and dining
- Breakfast bar
- Near new Bosch, SuperSilencer Dishwasher
- Dual sink with filter tap
- Gas cook top
- New Westinghouse electric oven
- New rangehood
- Direct external access from laundry
- Walk-in robe and en-suite to master bedroom
- Hot water temperature control panel (Rinnai) for the whole home
- Built in robes to bed 2 and 3, with built in hanging rail and cabinetry
- Main bathroom accessible from hallway and bed 2
- Full sized bathtub
- Separate toilet

Shopping and eateries:

- Arndale Shopping Centre
- Churchill Centre including Costco
- Ample restaurants along Hanson Road and Ridley Grove
- Brewboys Brewery and Tap Room

Nearby Attractions/Entertainment:

- The Parks Recreation and Sport Centre
- Reg Robinson Reserve and playground
- West Croydon Football Club
- Regency Park Golf course
- Regency Skate Park
- Regency Oval
- Ferryden Park Reserve and Tao Dan Reserve
- HOYTS movie theatre
- Reach the bustling CBD in 15-minutes (9km)
- Reach Henley Beach in 18-minutes (10km)

Schooling:

- TAFE SA Regency Campus
- Zoned to Woodville High School
- Woodville Gardens Primary, St Patrick's School, St Margaret Mary's, and Challa Gardens Primary are within close walking or cycling distance.

Transportation:

- Short 7-minute commute to Islington Railway Station
- Coker Street or Days Road offer ample bus stops

Method of Sale:

- Auction On Site at 10:00am, Saturday 8th June 2024

Disclaimer:

- Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, TOOP+TOOP makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.

For more information:

- Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0448 888 816.