

**8 Ferguson Avenue, Sefton Park, SA 5083**



**House For Sale**

Thursday, 7 March 2024

8 Ferguson Avenue, Sefton Park, SA 5083

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 784 m2**

**Type: House**



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## Auction

Auction Location: On Site Nestled in the near-city suburb of Sefton Park, surrounded by homes of similar quality, this captivating 2011-built residence exudes irresistible street presence. Fully fenced, it's sure to enchant growing families. Boasting a generously sized 784sqm (approximately) allotment and high-quality fixtures and fittings, this home epitomizes the essence of "move-in and enjoy" living. Step inside this stylish abode, meticulously designed to offer the epitome of contemporary comfort. Multiple welcoming living spaces, premium finishes, 3m high ceilings, and ample room for hosting guests make this house a haven of modern living. This magnificent steel-framed, brick-veneer home comprises four very spacious bedrooms. The Master bedroom is exceptionally roomy, featuring its own walk-in robe and large ensuite. Daily life will undoubtedly revolve around the captivating light-filled kitchen, dining, and family area. The timeless kitchen is a dream for any aspiring chef, boasting gleaming stainless-steel appliances and an abundance of cupboard and countertop space. The family area is bathed in natural light, creating a sun-soaked sanctuary. Plus, you can choose to escape to the formal lounge room nestled at the front of the home or the separate study. An alfresco dining space awaits as you venture outside, which can be fully enclosed with retractable blind, and opens out to the large lush garden, meticulously maintained, making entertaining a top priority and offering ample space for the whole family, including children and pets, to roam and play freely. This property must be seen to be truly appreciated! Features that make this home special:- Master bedroom with large walk-in robe and ensuite- Bedrooms 2, 3 and 4 all complete with built-in robes - Open plan kitchen, dining and family room - Outstanding kitchen with Westinghouse stainless steel appliances, 6 burner gas top and large walk-in pantry- Formal lounge room upon entry - Three-way bathroom with bath tub and shower, toilet and powder room- Separate study- 3m high ceilings throughout- Large laundry with huge storage- Brilliant storage throughout- Magnificent all weather alfresco area with retractable blinds and electric heater - Temperature controlled hot water system- Low maintenance landscaped gardens - 3-phase Actron Air zoned, ducted reverse cycle air conditioning- 3.8Kw solar system- Double garage with remote panel lift door, plus single roller door to drive through and direct internal access to the home- Large rear shed Situated in Sefton Park, this property benefits from a prime location with a range of amenities and conveniences nearby. Enjoy easy access to local parks, shopping centres, schools including Our Lady of The Sacred Heart (OLSH) College, and public transportation, making daily life a breeze. The vibrant cafés, restaurants, and boutique shops of nearby suburbs are also within easy reach, ensuring a diverse and exciting lifestyle for residents. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174