

8 Rustic Grove, Andrews Farm, SA 5114

House For Sale

Friday, 10 May 2024



8 Rustic Grove, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 550 m2

Type: House



Dave Stockbridge
0413089910



Steve Spurling
0421571682

Price applied after first open

Ready to move into and enjoy from day one, this delightful 3 bedroom residence is recessed in a quiet cul de sac well away from the hustle and bustle yet merely moments away from all the young family could ever need or want. Walking distance to the area's best schools, convenience shopping and acres of open spaces and with miles of walking trails unfurling from your front door, this location offers easy access to the expressway and brings you to the heart of the effervescent Curtis Road commercial precinct in a matter of moments. Nestled in a family friendly court and set on a generously proportioned allotment, this home features light and bright decor that you will adore, contemporary style to make you smile and sense a size that will surprise. The large lounge leads to an accommodating dining space and in turn links the living space with the kitchen. Thoughtfully updated and boasting modern appointments and appliances, this kitchen is ideal for making mundane mid week meals and has space aplenty for when catering for life's milestone moments with cupboard and bench-space aplenty. Whatever the time of year you will be nicely ensconced in the comfort of your own home with heating and cooling ensuring that whatever the weather outside your climate is always under control inside. The master suite is replete with built in robes and bedrooms 2 and 3 offer accommodating size and are perfect for the growing young family. With carport under the main roof and drive through access to garaging in the backyard ensure that safe and secure parking is always available. Imagine relaxing under the rear veranda after a hard days work with those you love the most watching on as pets play and kids kick balls around this traditional Aussie sized backyard. What a way to unwind and enjoy the fruits of your labour. Entertain all year round or simply have a spot for young kids to play when the weather isn't ideal, this expansive veranda area stretches across the entire western elevation of the dwelling offering shelter from the worst of the weather and assisting in keeping the afternoon sun away from the back of the home in summer. Well loved and dutifully cared for this home is ripe and ready for you to open its next chapter and will serve you well as that first home you have been seeking or an excellent investment property to add to your portfolio. Ready to move into and enjoy from day one as all the hard work is done this property may be the ideal balance between lifestyle and affordability you have been seeking! ****DISCLAIMER**** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase. ****PRICING**** For the most part of the last 26 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and should you have any further questions about my rationale in marketing properties successful in this manner for over 1600 sales please feel free to call me directly anytime. CT: 5512/79 Land Size: 550m² House Size: 94m² Year Built: 1985 Zone: General Neighbourhood Council: City of Playford RLA 232366