

# 82 Sutherland Road, Ferryden Park, SA 5010

## Sold House

Saturday, 12 August 2023

82 Sutherland Road, Ferryden Park, SA 5010

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 504 m2**

**Type: House**



Vincent Doran

0466229880

**\$770,000**

Ready to move in, this well-crafted and perfectly positioned home, boasts functional living in the ever-popular suburb of Ferryden Park. Fully fenced throughout with electric gates to the front and an electric lock-up carport that will take you all the way through to the rear, this easy-care abode offers three spacious bedrooms, two bathrooms, an open plan design and second living space on entry. The ultimate entertainer's oasis, and retreat for the busy family. Properties such as this have become a favourite among urban professionals, first home buyers, and investors after high-yield rental returns, all keen for a slice of the benefits a city-fringe locale offers. Don't miss out on your opportunity to step into a brilliant home, set on a quiet street, in an area that's so in-demand right now. Features to note:

- Alarm system
- Electric front gate
- Security screen doors
- External window shutter to front lounge room
- Walk-in robe and ensuite to master bedroom
- Open plan kitchen, living and dining
- Westinghouse gas cook top and electric oven
- Fisher and Paykel dish drawer
- Rinnai electric hot water control panel to kitchen
- Filter tap
- Samsung ducted, reverse cycle air conditioning
- Electric lock-up carport, fitting up to three cars
- Easy care gardens
- Massive, rear, outdoor entertaining
- Irrigation
- Gas hot water
- Fruit trees
- Three-way, shared bathroom with separate toilet
- Full size bathtub
- Data cabling available

Shopping and eateries:

- Arndale Shopping Centre
- Churchill Centre
- 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
- HOYTS movie theatre
- Under 20 minutes to the bustling CBD

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 5 minute commute to Islington Railway Station
- Hanson Road offers ample bus stops

Method of Sale:

- Best Offers By 7:00pm, Monday 21st August 2023

Disclaimer:

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For more information:

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

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