

**9 Cane Avenue, Ardrossan, SA 5571**



**Sold House**

Sunday, 15 October 2023

9 Cane Avenue, Ardrossan, SA 5571

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 728 m2**

**Type: House**



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## Contact agent

Welcome to what is arguably the finest property to hit the Ardrossan market in recent memory. Although this contemporary home will suit a broad buyer profile, one thing you will all have in common is that from the moment you arrive you'll be captivated by the sheer quality and meticulous attention to detail that defines this home. Offering a spacious and thoughtful floor plan with 9ft ceilings, large enough for a family though still requiring minimal maintenance input for the downsizer or premium property investor. Features you'll love:

- Four Generous Bedrooms - Each have either a walk in or built in robe. Master bedroom is located to separate end of home with ensuite bathroom.
- Main Bathroom - Enjoy the convenience of a main bathroom with bath, shower and separate toilet.
- Contemporary Kitchen - Practical layout with island bench, dishwasher and quality appliances including electric oven and induction cooktop. Big walk in pantry offers ample storage for all your culinary needs.
- Bright and Spacious Living - The open family lounge and living zone are bathed in natural light with large windows and doors offering excellent ventilation. Office alcove for work & study.
- Home Theatre Room - Set away from main living zone makes this a great place to unwind. Raised feature ceiling to this area.
- Year Round Comfort - Spoiled for choice with ducted reverse cycle A/C and ceiling fans throughout and wood combustion heater.
- Abundant Storage - You've heard about the walk in robes to the bedrooms and walk in pantry to the kitchen but what about the walk in linen press?
- Outdoor Entertainer - A covered and paved rear patio is set amongst a proud and luscious lawn with landscaped perimeter gardens.
- Functional Shed - 6m x 9m 3 bay shed with motorized door for 2 vehicles. Sliding doors enable this to open out to back yard. Lights, power and tv aerial make it a great bar area.
- Two Street Access - Installing a carport over driveway to Cane Ave could give further storage options for boat / caravan STCA. Luxury of owning a corner block!

This home was built in 2012 by Hickinbotham Homes and has never changed hands. Best of luck with your bidding! Selling via Online Auction with final bidding 7pm 8 November 2023. Only qualified bidders are able to participate, registration with agent is essential.