

**1/3A Barker Avenue, Findon, SA 5023**



**House For Sale**

Wednesday, 3 July 2024

**1/3A Barker Avenue, Findon, SA 5023**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



**Niki Pittakis**

0403585277

## Auction On-Site

Discover your brand-new luxurious family home, an ideal choice for down-sizers or first-time homeowners seeking modern comfort. This move-in ready gem features top-notch quality finishes including European kitchen appliances, stone bench-tops throughout and a spacious floor plan designed to meet all your needs. Indulge in a stunning open-plan layout crafted for a low-maintenance lifestyle, where the kitchen, dining, living and outdoor areas effortlessly blend together. Enjoy three generously sized bedrooms adorned with plush carpeting, two featuring built-in robes, and a luxurious master suite boasting a walk-in robe and a beautifully appointed ensuite. A stylish paved alfresco area, designed for year-round comfort, is the perfect setting for entertaining guests. Enjoy unbeatable convenience with shopping, schools, public transport, and popular local cafes such as 94 West and Aye Frank just a short walk away. Offering the ideal blend of city and coastal living, this haven is located just 7km from the city centre and 5km from the breath-taking Grange Beach.

**MORE TO LOVE:-** Alarm system & intercom - Timber floors throughout - Daikin R/C air-conditioning - Roller blinds on windows - LED downlight's throughout and Feature LED lighting in kitchen - Built in linen cupboards in hallway - Bed 2 & 3 with built-in robes and plush carpeting - Master suite with a walk-in robe, ensuite tiled from floor to ceiling plus stone bench vanity and plush carpeting - Sparkling main bathroom tiled from floor to ceiling with bath, stone bench-tops, toilet and spacious shower - Laundry tiled with stone bench-tops, built-in linen press plus overhead cupboards and direct outside access - Open plan living, dining and kitchen - Gourmet kitchen with 900mm European gas cook-top, 900mm under bench European oven and European stainless steel dishwasher plus stone bench-tops, an island bench with dual stainless steel sink - Undermount stainless steel range hood - Outside entertaining with feature fan and tiled alfresco

Offering proximity to both private schools, including Nazareth College and St Michael's College, as well as the zoned Findon High for public education, this area also provides convenient access to The Queen Elizabeth Hospital, Grange Golf Club and Royal Adelaide Golf Club. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

**Disclaimer:** Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.\*\*\*Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection\*\*\*The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."