

10 Eden Lane, Andrews Farm, SA 5114



House For Sale

Tuesday, 23 April 2024

10 Eden Lane, Andrews Farm, SA 5114

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 84 m2

Type: House



Steven Ulbrich
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\$330,000 to \$360,000

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this beautiful double story, two-bedroom home set in the very popular and in demand suburb of Andrews Farm. As part of a complex of six, this sensational tenanted home built in 2010 and with a 127m² floorplan is located in a quiet pocket of the suburb and around the corner from West Parkway Reserve. As you approach the home with a rendered frontage and security screens on the front door, you'll be met with a carpeted staircase which will take you to the upper level. Upon arrival you will be greeted by the open plan living/dining/kitchen area which has wooden look flooring throughout. This area is set up in a way so you can prepare warm home cooked meals while allowing you to keep an eye on all the action being had. The kitchen boasts ample above and below bench cabinetry, a full length tiled splash back, a dishwasher provision, a pantry and quality stainless steel gas and electric cooking appliances, perfect for the home chef. Passing through the living space and exiting the room via the sliding glass doors, there is the neat inclusion of an outside undercover balcony that allows the lucky purchaser the ability to admire the morning sunrise whilst sipping on a warm cup of coffee or tea. The reverse cycle split system air conditioner in the main living room will keep you in utmost comfort all year round. As you walk past the dining space you will come across two carpeted bedrooms, both offering ceiling fans with in-built lighting and floor to ceiling built in robes. The fully functional bathroom comprises of a shower, a toilet and a basin with all the modern fixtures and fittings. With multiple storage solutions located both upstairs and downstairs, a garage with a panel lift door and the laundry located at the rear of the garage to reduce noise while you enjoy your time of rest upstairs, this home will most surely drum up significant interest from the lucky buyer. **FEATURES YOU WILL LOVE:** • Tenanted till 14/08/2024 @ \$370 per week • Double story home (in a complex of six) • 2010 build • 127m² floorplan (approx.) • 84m² block (approx.) • Rendered frontage • Wooden look flooring to the kitchen, main living and dining areas • Split system reverse cycle air conditioning to main living • Outside balcony off of the main living • Kitchen with ample cabinetry, bench space and a pantry • Quality stainless steel gas and electric cooking appliances • A dishwasher provision • Two carpeted bedrooms with ceiling fans and BIR's • Bathroom with a shower, a toilet and a basin • Linen cupboards • Panel lift door to garage on the ground floor • Laundry appliances at the rear of the garage • Security screens • West Parkway Reserve around the corner • St Columba College (R-YR12) - 3 minute drive • Shops and restaurants - 3 minute drive • Public transport - 5 minute walk • Eyre Village Shopping Centre - 3 minute drive • The Adelaide CBD - 30 minute drive This home is located close to shopping centres, local schools, sporting facilities and medical centres. With perfect street appeal, this property will surely be snapped up quickly. For more information or to book a viewing please contact Steven Ulbrich on 0484 277 674 today, or attend our scheduled open inspection. Want to find out where your property sits within the market? Have our multi-award-winning agent come out and provide you with a market update on your home or investment! Call Steven Ulbrich today or click on the following link: <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894> To put an Offer to Purchase in online please follow the link:

<https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1> Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.