

13 Pyrus Crescent, Andrews Farm, SA 5114



Sold House

Monday, 23 October 2023

13 Pyrus Crescent, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 564 m2

Type: House



Steven Ulbrich
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Tiffany Hayford
0434560414

\$508,000

It is with heightened excitement that Ray White Angle Vale & Elizabeth, Steven Ulbrich and Tiffany Hayford present this excellent buying opportunity, set in the very popular and in demand suburb of Andrews Farm. Situated on a large 564m² block (approx.), located in a quiet pocket and with a 194m² build size (approx.), this renovated three bedroom home with a 36m² shed at the rear would be a perfect opportunity for anyone who wishes to call Andrews Farm home. It has beautiful low maintenance gardens and offers the lucky buyer with ample off street parking for trailers, boats, caravans, you name it. As you enter the home with roller shutters on all front windows, you'll notice that quality flows with hybrid wooden flooring throughout. The formal lounge offers enough space for members of the family and friends to watch their favorite streaming services on the large screen TV and home theatre set-up. The handy inclusion of a reverse cycle split system air conditioner provides all year round comfort along with the artistic touch of a feature wall. The kitchen boasts ample under bench and above bench cabinetry, an upright gas cooker with a rangehood and an additional electric roller shutter to increase the energy efficiency of this fabulous home. All three carpeted bedrooms are generous in size and offer built in robes with a feature wall in the first. Nearby you'll find the updated bathroom containing a bath, a shower and a separate toilet. The laundry is large and offers plenty of room for all your washing needs along with outside access. Venturing into the backyard through the sliding glass doors you are greeted with a 13.3M long undercover entertainment area with colored concrete flooring that's perfect for entertaining guests all year round. The ideal addition of the dwarf wall and shade cloth protects those fun occasions both day and night from the harsh weather elements. But what is most certainly the biggest drawcard of this home is the size of its backyard. It is so big that it has the potential to add any size pool as well as allowing the children to play with their pets or enjoy their favorite ball games. The choices here are endless. The large 6M x 6M shed allows vehicles and machinery to be brought from the front to the back of the home through the carport. With flower beds, shrubs and trees at the rear perimeter of the home, the side fence that can be turned into a gate allowing boats, caravans etc. to be brought through to the shed, Flannery Reserve a short two minute walk away and St Columba College (R-YR12) only a three minute drive away, this home is sure to generate immediate interest so do not miss out! **FEATURES YOU WILL LOVE:** • 564m² block (approx.) • 194m² floor plan (approx.) • 1996 build • Roller shutters on most windows • Hybrid wooden flooring • Three carpeted bedrooms with built in robes • Kitchen with an upright gas cooker, rangehood and ample above and below bench cabinetry • Reverse cycle split system air conditioner in the main living • Large laundry • Updated bathroom with a bath, a shower and a separate toilet • Undercover entertainment area with concrete flooring • 36m² shed with a roller door • Carport through to backyard • Large grassed area • Low maintenance gardens • Ample off street parking • 2 minute walk to Flannery Reserve • 3 minute drive to St Columba College (R-YR12) • 5 minute walk to public transport • 5 minute drive to restaurants/cafes • 6 minute drive to Munno Para Shopping Centre • 33 minute drive to the Adelaide CBD This property will not hang around for long and represents excellent value for money. Contact Steven Ulbrich on 0484 277 674 for further information or attend what will be our first and only open inspection this weekend! Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Call Steven Ulbrich or click on the following link: <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894> To put an Offer to Purchase online please follow the link:

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