

13 Southbound Avenue, Aberfoyle Park, SA 5159



House For Sale

Wednesday, 10 July 2024

13 Southbound Avenue, Aberfoyle Park, SA 5159

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 396 m2

Type: House



Sam Conlen
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Tara Witham
0421953033

\$599,000 - \$639,000

Sam Conlen and Tara Witham welcome you to this delightful three-bedroom home in the heart of Aberfoyle Park. Impeccably presented, this neat and tidy abode boasts an appealing rendered facade that exudes classic curb appeal. Perfectly suited for first homebuyers, downsizers, families, or investors, it is a residence that promises comfort and convenience. Upon entering you're introduced to a light-filled open-plan living area that embellishes the charm of timber-look floors and large windows. This bright, airy space effortlessly invites you in and persuades you to stay. The modern kitchen is elegantly finished with a breakfast bar, stainless steel appliances, and a dishwasher, ready to cater to every culinary need. The fully tiled updated bathroom enhances the home's contemporary flair, complementing the three bedrooms, two of which feature built-in robes. Outside, a pergola creates an ideal spot for alfresco dining, overlooking the secure backyard with its flourishing fruit trees and a spacious lawned area, perfect for kids and pets to play freely. Its enviable location is one of its most compelling assets. You'll be within walking distance of the Aberfoyle Hub Shopping Complex, providing a convenient shopping experience. The beautiful Happy Valley Reservoir, Minkarra Park walking trail, Happy Valley Sports Park, and local playgrounds are also close by, offering a plethora of recreational activities for adults and kids alike. What we love: - 3 bedrooms, 2 with built in robes - Centralised updated bathroom - Open plan living and dining - Modern kitchen with breakfast bar - Gas heating plus reverse cycle split system - Single carport with automatic roller door - Handy garden shed - Secure rear yard with lawned area - Built in 1986 - 396sqm (approx.) allotment In a warm, welcoming neighbourhood, this home is a splendid manifestation of comfort and convenience. Your search for the perfect family home could very well end here. Contact Sam Conlen or Tara Witham today for more information. Disclaimer - Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Ray White Flagstaff Hill will not accept any responsibility should any details prove to be incomplete or incorrect - RLA 284838.