

**13 St Clair Avenue, Andrews Farm, SA 5114**



**House For Sale**

Monday, 8 July 2024

13 St Clair Avenue, Andrews Farm, SA 5114

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 570 m2**

**Type: House**



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## \$650,000 to \$665,000

Welcome to contemporary family living in this spacious 4-bedroom, 2-living, 2-car home nestled in the heart of Andrews Farm. Boasting a thoughtful layout and modern conveniences, this property offers comfort and style for growing families. As you enter, you're greeted by a welcoming living room, perfect for relaxing or entertaining guests. The master bedroom, complete with a walk-in robe and ensuite, provides a private sanctuary for homeowners seeking comfort and convenience. The heart of the home features an open-plan kitchen and dining area, designed for seamless family gatherings. The kitchen is equipped with modern amenities including a dishwasher and water filter, ensuring cooking and cleaning are a breeze. Bedrooms 2 to 4 all feature built-in robes, providing ample storage space for each family member's needs. A second living area, adjacent to the kitchen and dining, offers versatility and comfort, complete with a reverse cycle system for year-round comfort. Outside, the property continues to impress with a low-maintenance backyard featuring an uncovered paved area, perfect for outdoor activities and alfresco dining. The double garage provides secure parking for two vehicles and offers convenient rear access. Located in Andrews Farm, residents enjoy proximity to local schools, parks, shopping centers, and public transport options, enhancing the community-focused lifestyle. This well-appointed home represents an excellent opportunity for families seeking space, functionality, and modern comforts in a thriving community. Don't miss out on making this your new family haven in Andrews Farm. What We Love

- Spacious master bedroom with walk-in robe and ensuite bathroom.
- Open-plan kitchen and dining area, perfect for family gatherings.
- Modern kitchen equipped with a dishwasher and water filter.
- Second living area adjacent to the kitchen, ideal for relaxation or entertaining.
- Built-in robes in bedrooms 2 to 4, providing ample storage space.
- Reverse cycle system in the second living area for year-round comfort.
- Low-maintenance backyard with an uncovered paved area for outdoor activities.
- Double garage with rear access, providing secure parking for two vehicles.
- Proximity to local schools, parks, shopping centers, and public transport.

Year Built: 2007 Ct: 5979/71 Land Size: 570sqm approx Total Living: 200 sqm approx Local Council: City of Playford Council Rates: \$1,966.95 PA Title: Torrens Title Please contact Nick Bevan on 0407 917 456 for any further information or to arrange an inspection at the property. Disclaimer: RLA 237185 - This advert contains information and imagery which is believed to be accurate based on our sources and/or inspections of the property before or at the time of advertising. Prospective purchasers or other parties should make their own enquiries about the validity and accuracy of this information and view the property before making any purchasing decisions.