

**14 Chateau Avenue, Andrews Farm, SA, 5114**



**Sold House**

Sunday, 1 September 2024

14 Chateau Avenue, Andrews Farm, SA, 5114

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## RENDERED GREAT

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this excellent four bedroom or dual living room home set in the very popular and in demand suburb of Andrews Farm. Situated in a quiet pocket of the suburb, on a 370m<sup>2</sup> corner block (approx.) and with a 151m<sup>2</sup> build size (approx.) this immaculate home built in 2009 has it all. It offers a beautiful low maintenance lifestyle, has brilliant street appeal and is tenanted till the 7th of October 2024 at \$500 per week. That's \$4,500 you can put towards your mortgage till then.

As you walk up the paved driveway past the front fence and approach the home with a rendered frontage, you'll be met with wooden look flooring throughout. Upon entry, you'll be met with the fourth bedroom or second living space. Call it what you like. It's the perfect area for the children or other members of the family to seclude themselves and be kept pre occupied while the others are entertaining in the main living.

The master bedroom is ideally located at the rear of this wonderful floorplan to enjoy that blissful sleep you've been craving for all day. The room offers a walk in robe and an ensuite with a shower, a toilet and a basin. The remaining bedrooms are spacious and offer built in robes. All of the bedrooms are carpeted. The second bathroom offers the lucky purchaser with a bath, a shower, a basin and a separate toilet. The laundry provides plenty of room for all your cleaning needs and access outside through its sliding glass doors.

The open plan kitchen/dining and family area is simply perfect for endless entertaining. The tiled kitchen offers exceptional bench space and ample under bench and above bench cabinetry. The quality stainless steel gas and electric appliances are of a high caliber, perfect for the home chef. The bright addition of the split system reverse cycle air conditioner here allows the resident to be kept perfectly warm during the winter months and cool during the summer months.

Venturing through the sliding glass doors and into the backyard you are greeted with a low maintenance backyard that offers a paved area for your weekend barbecue get togethers and a large grassed area which wraps around the dwelling, perfect for the children and pets to enjoy.

With freshly laid bark, garden beds along the side perimeter, a garage with a panel lift door and large grassed areas in both the front and back yards, this home is exactly what you want, knowing that this investment of yours will surely grow over time.

### FEATURES YOU WILL LOVE:

- Tenanted till the 7th of October 2024 @ \$500 per week
- 370m<sup>2</sup> corner block (approx.)
- 151m<sup>2</sup> build (approx.)
- 2009 build
- Quiet location
- Front fence
- Rendered frontage
- Paved driveway
- Wooden look flooring throughout
- Master bedroom at the rear with a walk in robe and an ensuite
- Remaining bedrooms with BIR's
- All bedrooms carpeted
- Second living or fourth bedroom
- Second bathroom with a bath, a shower and a separate toilet
- Laundry with outside access
- Tiled kitchen with stainless steel gas and electric appliances

- Split system reverse cycle air conditioning to main living
- Grassed front and back yards.
- Garden beds
- Low maintenance gardens and lawn
- Garage with a panel lift door
- West Parkway Reserve - 1 min walk
- Public transport - 7 min walk
- St Columba College (R-YR12) - 3 min drive
- Eyre Village Shopping centre - 3 min drive
- Adelaide CBD - 30 min drive

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 on 0484277674 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>

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