

**14C Baldock Road, Ingle Farm, SA 5098**



**House For Sale**

Tuesday, 25 June 2024

14C Baldock Road, Ingle Farm, SA 5098

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 242 m2**

**Type: House**



George Kargiotis  
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## Auction On-Site Sunday 7th July 12:00PM

This 6 year old home offers quality fixtures and fittings throughout, a luxurious ambience and that will appeal to professionals and young families who want to enjoy this low maintenance lifestyle. A great floor plan that starts with a study space at the front, which allows you to work from home without using a living space or bedroom. 3 Bedrooms, main with walk through robe into a well presented ensuite. Bedroom 2 and 3 each with their own built in robes. Open plan living at the rear compliments this well appointed home with lawn areas outside for young children or pets to enjoy. The home is close to the Ingle Farm Plaza with major retailers like Kmart, Coles, and Aldi, plus a variety of specialty shops for all your shopping and dining needs. Close to schools, with Ingle Farm Primary, Ingle Farm East Primary, and Valley View Secondary all within a five-minute drive. Rowe Park provides playgrounds and sports facilities all this just a just 20 or so minutes away from the CBD. Features Include: - Large master bedroom with WIR and ensuite- Bedrooms 2 and 3, both with BIR's- Open plan living area with plenty of natural light- Stunning kitchen with quality stainless steel appliances, gas cooktop, dishwasher, ample bench space, upgraded cupboards and breakfast bar- Main bathroom with floor-to-ceiling tiles and separate bath and shower- Separate laundry with ample storage- Study area- Ducted reverse cycle air conditioning- Private and secure rear yard - Single garage with automatic roller door and direct internal access

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Salisbury Zone | GN - General Neighbourhood \\ Land | 242sqm (Approx.) House | 138sqm (Approx.) Built | 2018 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa