

**15 Jarrat Road, Ferryden Park, SA 5010**



**House For Sale**

Wednesday, 19 June 2024

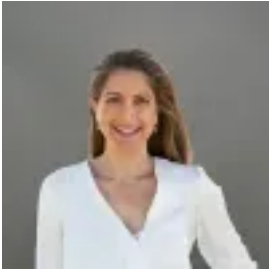
15 Jarrat Road, Ferryden Park, SA 5010

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Josie Auricchio  
0883473666



Donna Farquhar  
0883473666

## Auction | Sat 6th July at 10am On Site (USP)

Auction Location: On Site Nestled in the welcoming neighborhood of Ferryden Park, this charming house at 15 Jarrat Road presents a golden opportunity for those aiming to secure an affordable entry into the market, downsize with ease, or invest wisely. This residence occupies a manageable allotment of approximately 335 square meters and has been thoughtfully maintained to ensure a comfortable living environment. With a layout that emphasizes ease and practicality, the home boasts floating floors that add a touch of modernity and are exceptionally easy to maintain, catering to both aesthetic appeal and functionality. The house comprises three well-proportioned bedrooms, offering ample space for a family, guest accommodation, or a home office setup. A single bathroom services the home and is complemented by a separate laundry area, which adds to the practical design of the property. The inclusion of a secure garage ensures peace of mind for vehicle storage and additional security for the home. The living areas are designed with a welcoming atmosphere in mind, perfectly suited for both relaxation and entertaining guests. Furthermore, the home's location in Ferryden Park, SA, adds to its desirability, with its close proximity to essential amenities and local infrastructure.

**Key Features:-** Three bedrooms, providing comfortable accommodation, master with walk-in-robe- Built-in robes to bedrooms 2 and 3 for practical storage solutions- A neatly appointed two way bathroom with essential amenities- Well appointed kitchen, abundance of storage and bench space. Gas cooktop and dishwasher- Light filled open plan living- Floating floors for a modern look and easy cleaning- Air conditioning ensuring year-round comfort- A delightful entertaining area for hosting gatherings- Single carport with auto roller door- Fully fenced property, providing privacy and safety- Convenient location close to schools, shops, and transport

As a residence that truly captures the essence of ease and convenience, this house in Ferryden Park is an enticing prospect for first-time homeowners, savvy investors, or those looking to downscale. It promises a lifestyle of comfort and practicality, without compromising on accessibility to life's necessities. The added benefits of outdoor and security features ensure a property that is both enjoyable and secure. For those seeking a well-maintained home in a friendly community, this property is certainly worth considering.

**Disclaimer:** Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322