

**16 Concord Way, Andrews Farm, SA, 5114**



**House For Sale**

Saturday, 10 August 2024

16 Concord Way, Andrews Farm, SA, 5114

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## READY, STAGE, GO!

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this superbly staged and ready to move in three bedroom, dual bathroom home set in a quiet pocket in the high demand suburb of Andrews Farm. Nestled among other beautifully presented homes, situated on a 390m<sup>2</sup> block (approx.) and with a 148m<sup>2</sup> build size (approx.), this 2011 built home has it all. It offers low maintenance yards and lawn, has brilliant street appeal and would be the perfect pickup for the astute investor or for anyone who would like to call Andrews Farm home.

As you walk up the driveway past the lush grassed front yard, when entering the home, quality flows nicely with its grey tiling throughout. The master bedroom boasts dual curtains, a walk in robe and an ensuite offering a shower, a toilet and a basin. The remaining bedrooms are also carpeted and generous in size. The second bathroom comes complete with a bath, a shower, a separate vanity space and a separate toilet nearby. The large laundry offers ample space for all your cleaning appliances and outside access through the sliding glass doors. There is also a linen cupboard for that extra storage required in this fabulous floorplan.

The spacious open plan kitchen, dining and family area is simply stunning and perfect for endless entertaining. The kitchen offers ample cabinetry, plenty of bench space on its breakfast bar, quality stainless steel gas and electric appliances, perfect for the home chef and a pantry. The main living is large enough to allow you to relax while watching your favorite steaming services on your large screen TV with the entire home keeping you warm in winter and cool in summer with its ducted reverse cycle air conditioner.

Venturing outside through the sliding glass doors of the bay window in the main living, you'll be greeted with a low maintenance backyard that is perfect for those who don't have time on their side. There is plenty of grass in the backyard and along the right hand side of the dwelling for children and pets to embrace. There is also a paved area to erect your own garden shed or the area can be used to set up a fire pit to toast some marshmallows as the sun begins to set. The choices here are endless.

With a park and playground literally across the road, security screens, a rain water tank, enough access along the side of the home to create a gate allowing vehicles to be brought to the rear of the allotment and a garage with roller door access, this home will most certainly be snapped up quick so don't miss out on this homes first open inspection this weekend!

### FEATURES YOU WILL LOVE:

- 390m<sup>2</sup> block (approx.)
- 148m<sup>2</sup> build size (approx.)
- 2011 build
- Low maintenance front and rear yards
- Tiling throughout
- Master bedroom with dual curtains, a WIR and an ensuite
- Remaining bedrooms generous in size
- All bedrooms are carpeted
- Second bathroom with a bath, a shower, a separate vanity and a separate toilet
- Laundry with outside access and a nearby linen cupboard
- Kitchen with stainless steel gas and electric appliances, a breakfast bar and a pantry
- Ducted reverse cycle air conditioning throughout
- Extensive grassed backyard with a paved area for a shed
- Security screens
- Rain water tank
- Side access by creating a gate
- Garage with roller door access

- Mayfair Ride Safe Park - across the road
- Public transport - 3 minute walk
- St Columba College (R-YR12) - 2 minute drive
- Eyre Village Shopping Centre - 3 minute drive
- Munno Para Shopping City - 7 minute drive
- The Adelaide CBD - 30 minute drive

This family home is located close to shopping centres, sporting facilities, medical centres and is perfectly positioned among other beautifully built homes in a gorgeous development that offers the perfect lifestyle for the lucky buyer. This is an opportunity you would not want to miss.

Would you also like to find out the new price of your home? Have our multi-award-winning agent come out and provide you with a market update on your home or investment! Call Steven Ulbrich on 0484 277 674 or click on the following link <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894>

To put in an Offer to Purchase online please follow the link:

<https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1>

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