

16 Semillon Crescent, Andrews Farm, SA 5114



House For Sale

Sunday, 10 December 2023

16 Semillon Crescent, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 300 m2

Type: House



Steven Ulbrich

0881808162

\$449,000 - \$479,000

It is with great pleasure that Ray White Angle Vale & Elizabeth, Steven Ulbrich and Tiffany Hayford present this superb three-bedroom home set in a quiet pocket of the very popular and in demand suburb of Andrews Farm. Situated on a 300m² block (approx.), and with a build size of 150m², this immaculate home that's tenanted till August 2024 has it all! It offers a low maintenance lifestyle with brilliant street appeal and was built in 2011. As you walk past the front fence and enter the home you'll see that quality flows with its tiled flooring throughout. The 3.7M x 3.6M master bedroom boasts a walk in robe and an ensuite offering a shower and toilet with all the modern fixtures and fittings. The remaining bedrooms which are also generous in size come complete with built in robes. All bedrooms are carpeted. The second bathroom comes complete with a bath, a shower, a separate toilet and a separate vanity space. The large laundry has no shortage of room for all your cleaning appliances whilst providing you with access outside through the sliding glass doors. The open plan kitchen/dining and family area is simply perfect for endless entertaining. The kitchen offers exceptional bench space with ample under bench and overhead cabinetry. The quality stainless steel gas and electric appliances are of a high calibre, perfect for the home chef. The rooms split system reverse cycle air conditioner provides you with utmost comfort all year round. Venturing outside through the sliding glass doors of the main living space to the spacious backyard you are greeted with a large grassed area providing endless enjoyment for pets to run around on and children to increase their skill set of their favorite ball games. With a linen cupboard for additional storage, low maintenance and established lawn, a garage with a panel lift door and West Parkway Reserve/Playground just a two minute stroll away, this home is sure to drum up significant interest from the lucky buyer. **FEATURES YOU WILL LOVE:** • 300m² block (approx.) • 150m² build (approx.) • 2011 build • Front fence • Tiled flooring throughout • Master bedroom with WIR and ensuite • Remaining bedrooms with BIR's • All bedrooms carpeted • Second bathroom with a bath, a shower and a separate toilet • Large laundry with a nearby linen cupboard • Kitchen with quality stainless steel gas/electric appliances • Split system reverse cycle air conditioning to main living • Backyard with plenty of lawn • Garage with a panel lift door • Low maintenance front and backyards • West Parkway Reserve/Playground - 2 minute walk • St Columba College (R-YR12) - 3 minute drive • Public transport - 5 minute walk • Eyre Village shopping center and restaurants - 3 minute drive • The Adelaide CBD - 32 minute drive This home is located close to shopping centres, sporting facilities, medical centres and is perfectly positioned amongst other beautifully built homes in a development that offers the perfect lifestyle for the lucky buyer. This is an opportunity you won't want to miss! 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 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> Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However, we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale.