

**18 Ferrier Avenue, Fairview Park, SA 5126**



**House For Sale**

Wednesday, 3 July 2024

18 Ferrier Avenue, Fairview Park, SA 5126

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 740 m2**

**Type: House**



Eriks Draiska  
0418804900

**\$700-\$770,000**

Welcome to one of the north-east's hidden gems, Fairview Park - a serene enclave wrapped around a breathtaking 18-hole golf course and nestled in the foothills between Tea Tree Gully and Wynn Vale Road. This charming home, set on the high side of the road in an elevated, quality sector, offers real character and ample space, making it perfect for growing families and those who appreciate room to breathe on a family-sized block. The home features a bright front lounge with sliding doors, providing plenty of room for family, friends, and guests. It overlooks the elevated front patio with stunning views-perfect for entertaining or relaxing. The separate dining area, with parquet flooring, sits adjacent to the updated galley-style kitchen, which boasts ample bench space, an electric cooktop, an electric wall oven, a rangehood, a pantry, and a dishwasher. The north-facing, easy-care garden, visible from the kitchen, includes a toolshed and garden shed, ideal for green thumbs and DIY enthusiasts. Stay comfortable year-round with a reverse cycle ducted air-conditioner ensuring a pleasant environment throughout the seasons. The three full-sized bedrooms with built-in robes are serviced by a modern bathroom with a shower alcove, vanity, and a second toilet. Additionally, there's a convenient shower alcove in the spacious laundry. A secure single garage under the main building, with room for workshop tinkering, and a double carport in front, provides ample parking for vehicles, a trailer, boat, or caravan. This 1965-built home is situated in a well-established, attractive pocket of Fairview Park. It's close to an excellent shopping centre, restaurants, hotels, parks, reserves, and both primary and high schools. Public transport options are also nearby, adding to the home's convenience. Loved by previous generations, this home is awaiting new owners to add their personal touches and breathe new life into it. Make this your family's future haven, filled with comfort, charm, and endless potential. Embrace the opportunity to own a piece of Fairview Park's tranquil lifestyle. This home is not just a place to live, but a place to create lasting memories for generations to come. Don't miss out on this rare find-schedule your viewing today and envision the possibilities! Disclaimer: The information contained in this website has been prepared by Plaza Real Estate and eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify and ensure the accuracy of the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website. Any details, text, plans, shown dimensions are approximations, subject to change, for representation purposes only, they are not part of any legal document or agreement. No guarantee is given that they are true or correct. Photos may have been enhanced for visual appeal. Or 'Sprinkled with Magic Fairy dust' re-touched to enrich the night sky, add a sunset or gloss over some repair items. Staging Disclaimer: Photos for illustration purposes only and may contain digitally staged elements and enhancements such as virtual furniture, soft furnishings or other property features - buyers should do their own due diligence prior to entering into a contract of sale to confirm the suitability of the property for their intended use. Council may or may not have complete records of property improvements. Some features may require servicing, repair, or maintenance, no warranties are expressed nor implied. Unless otherwise agreed, the property is offered and sold on as-is basis. If suitable for Subdivision or Re-Development, it is STCC (Subject to Council Consent). Make your own inquiries. More detail is in the Contract Note, Form 1, and Searches. Any Furniture or Personal effects shown in the property or photos are not included unless specified as Inclusions or Exclusions. For AUCTION: Section 7 and Vendor Statements re: encumbrances, etc., may be viewed in the office three days prior and at the Place of Auction 30 minutes prior. If bidding, pre-arrange Finance and/or any additional inspections asap. Unless otherwise agreed, 10% Deposit due on Fall of the hammer or subsequent purchase with a 30-Day Settlement. During Opens, Private Inspections, Online, or Offline Enquiries, we request and record your name, email, phone for Vendor security, feedback, peace of mind AND to assist YOU, in your dream home search. You will receive follow-up, you can make an offer, ask Q's, or give feedback. Details are confidential as protected by the Privacy Act 1988. Privacy Policy is available on our website. Ask about PARTNER PROGRAM where you can DIY and SAVE money! This is ideal for remote, country or Metropolitan properties. Get help and advice with DECEASED Estates and MORTGAGE stress helping you avoid foreclosure or with any other circumstance that needs the assistance of an experienced professional agent. For Investment Property. Check RENT at realestate.com.au or at rent.com.au to find more about rental returns. We support Equal Opportunity and are All-inclusive. We will help, regardless of race, colour, creed, sexuality, religion, ancestry, marital status, age, gender, vax status, or anything else! Call us on 8396 1100! PS If You Introduce anyone who Lists & Sells with us, we will Gift you \$550.00 CASH to Really say Thanks! \*Sensible Conditions Apply, of course) E&OE.