

**2 Sharrad Ct, Andrews Farm, SA, 5114**



**Sold House**

Sunday, 1 September 2024

2 Sharrad Ct, Andrews Farm, SA, 5114

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## NEST OR INVEST

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this excellent buying opportunity, set in the very popular and in demand suburb of Andrews Farm. Situated on a large 512m<sup>2</sup> block (approx.), located down a quiet cul-de-sac and with a 174m<sup>2</sup> build size (approx.), this three bedroom home with side gate accessibility for taller vehicles and machinery would be the perfect opportunity for anyone who wishes to call Andrews Farm home. It has beautifully established front and rear gardens and offers the lucky buyer with ample off street parking.

As you enter the home with roller shutters on the front windows, you'll notice that quality flows with wooden look flooring throughout. The master bedroom offers a walk in wardrobe and an ensuite with a shower and a toilet. All three bedrooms are carpeted and generous in size. Nearby you'll find the second bathroom containing a bath, a shower and a separate toilet. The laundry is large and offers plenty of room for all your washing appliances along with a built in linen cupboard and outside access.

The open plan kitchen/dining/living space is simply perfect for members of the family and friends to congregate and mingle to their hearts content. The kitchen offers ample cabinetry and quality gas and electric appliances, never keeping you away from the action whilst preparing delicious home cooked meals. The handy inclusion of an additional reverse cycle split system air conditioner in this area will provide all year round comfort along with the home's ducted evaporative air conditioning in all rooms.

Venturing into the backyard through the sliding glass doors you are greeted with a spacious paved undercover entertainment area that's perfect for entertaining guests day in day out. But what is most certainly the biggest drawcard of this home is the size of its backyard. It allows children to play with their pets or enjoy their favorite ball games without compromising on space.

With security screens at both entry points, a dual carport that can act as additional undercover entertainment space for those larger gatherings and St Columba College (R-YR12) only a ten minute stroll away, this home is sure to generate immediate interest so do not miss out!

### FEATURES YOU WILL LOVE:

- 512m<sup>2</sup> block (approx.)
- 174m<sup>2</sup> floor plan (approx.)
- 1999 build
- Located down a quite cul-de-sac
- Roller shutters on front windows
- Wooden look flooring throughout
- Three carpeted bedrooms with master offering a WIR and ensuite
- Second bathroom with a bath and a shower
- Large laundry with a linen cupboard
- Kitchen with gas and electric appliances and ample cabinetry
- Paved undercover entertainment area
- Dual carport through to backyard
- Large grassed area
- Reverse cycle split system air conditioner in the main living
- Ducted evaporative cooling throughout
- Established front and rear gardens
- Ample off street parking
- Side gate access for taller vehicles and machinery
- Security screen doors
- 10 minute walk to Dawn Park

- 10 minute walk to St Columba College (R-YR12)
- 8 minute walk to public transport
- 4 minute drive to restaurants/cafes
- 7 minute drive to Munno Para Shopping Centre
- 30 minute drive to the Adelaide CBD

This property will not hang around for long and represents excellent value for money. Contact Steven Ulbrich on 0484 277 674 for further information or attend our open inspection.

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 or click on the following link:

<https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894>

To put an offer to purchase in online please follow the link:

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

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