

22 Farmhouse Avenue, Walkley Heights, SA, 5098

Boffo

House For Sale

Saturday, 10 August 2024

22 Farmhouse Avenue, Walkley Heights, SA, 5098

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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0882697711



Surinder Singh

Your Perfect Family Oasis Awaits in the Heart of Walkley Heights!

Nestled in a serene enclave, this exceptional residence adjacent to a reserve commands attention with its prime location offering an exceptional outdoor ambiance and lifestyle. Steps away from RM Williams Drive Reserve, Dry-Creek Wetlands, and the scenic Walkley Heights Walking Trail, this charming residence occupying a generous 594sqm (approximate) allotment boasts a versatile floorplan that caters to the diverse needs of your family. With three generously sized bedrooms and two well-appointed bathrooms, it's an abode that effortlessly accommodates daily life.

When it comes to hosting friends and family, you'll be spoilt for choice. The heart of this home is a light-filled and spacious open-plan living, dining, and kitchen area that effortlessly connects with the outdoor entertaining spaces. There is also an additional lounge and dining room, offering an elegant setting for more intimate gatherings or separate area for the kids to play. The kitchen is a culinary haven, where the home chef can delight in a generous space with ample storage, a convenient walk-in pantry, gas cooktop, dishwasher and sweeping bench space.

Outside, the neatly manicured backyard includes an undercover paved entertaining area overlooking lush grass with ample space for outdoor activities. Completing this outdoor haven is a large shed situated at the rear of the home, perfect for use as a workshop or additional storage space with room to park a trailer, car or camper trailer.

This beautiful family residence exudes warmth and charm, making it a truly special place to call home. Set within a premium pocket of Walkley Heights, you'll find peace and tranquillity within reach of the daily essentials. Local schools, shopping centres, and parks are just a stone's throw away, making this home a rare and exceptional opportunity for those discerning buyers seeking a long-term family haven that offers both character and comfort.

Features that make this home special:

- Generous master bedroom features bay windows, walk-in robe and ensuite
- Bedroom 2 with walk-in robe and ceiling fan
- Bedroom 3 with built-in robe, overlooking the rear yard
- Generous formal lounge and dining room upon entry
- Light-filled and spacious, open-plan kitchen, dining and living room with ceiling fan for year-round comfort
- Modern and sleek kitchen with stainless steel appliances, dishwasher, walk-in pantry, sweeping bench space and breakfast bar offering an abundance of space
- Immaculate three-way bathroom with bath, shower, heat lamp, linen cupboard, and separate toilet for added convenience
- Laundry with ample storage and direct external access
- Ducted reverse cycled air conditioning throughout
- Alarm system, currently monitored
- Extensive paved undercover entertaining area with pitched roof verandah, ceiling fan and outdoor blinds for year-round entertaining
- Automatic irrigation to the well landscaped front and rear gardens and lawn
- Established fruit trees of orange, lemon, peach and nectarine
- Double carport with auto roller doors
- Large shed/workshop
- 2x Rainwater Tanks
- 1.5kW solar system

Ideally located in the highly sought after suburb of Walkley Heights, and within convenient walking distance to the beautiful Dry Creek and walking trails. Minutes away from parks, public transport options and a variety of schools including Ingle Farm Primary, Valley View Secondary, St Pauls College, Heritage College and Cedar College. Only a short drive to Ingle Farm Shopping Centre and all the shopping and entertainment that Tea Tree Plaza has to offer. All this and less than 15km (approximately) to the Adelaide CBD!

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The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

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