

**22 West Terrace, Bordertown, SA 5268**



**House For Sale**

Tuesday, 25 June 2024

22 West Terrace, Bordertown, SA 5268

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 795 m2**

**Type: House**



Hayden Obst  
0887521933

## **\$540,000 to \$560,000**

Executive properties in such an exclusive area don't present themselves very often, so it's one not to be overlooked! This beautiful home is located on a quiet tree lined street on a corner 795m2 allotment. Situated close to the heart of town, convenience will be your friend having the Main Street, schools, doctors, hospital and all amenities within arms reach. The lovingly held home was built in 2008 by the current owner, and comes with a generous casual open plan living area, plus a spacious formal lounge. The casual living comes with a practical tiled floor with a well appointed kitchen which includes a dishwasher, lots of cupboard and bench space and walk in pantry. A large island bench makes a terrific gathering spot for the casual breakfast or extra space for the active chef. Adjacent to the kitchen and dining area is a bay window allowing natural light to flow through the room and provides rear garden views right from your dining table. A carpeted formal lounge room delivers a comfortable amount of space for your lounge suite and comfy chairs for that after dinner coffee; and with a beautiful bay window, it makes for an ideal spot to take in the leafy front yard. The Master suite is very generous in size, and comes with a bigger than most built in robe and modern ensuite. The two other bedrooms also come with built-in robes. The main bathroom has both bath and shower. Separate toilet and a well decked out laundry with plenty of built-in cupboards for extra storage. Heating and cooling is all sorted with a reverse cycle cassette split system air conditioner in the living area and ceiling fans throughout. The double garage has an electric roller door with direct access into the house making for an easy and secure entrance. Skillion veranda providing excellent protection and gives the property a grand appearance. The vine covered entertaining/sitting area is a great spot to enjoy the fresh air and overlooks the established and well kept rear gardens. Other features include front lawn pop up sprinklers for gardening convenience, two rain water tanks and a garden shed for the tools. Seldom do modern beautiful homes in this part of town become available, so early inspection is highly recommended. For more information or for any real estate enquires, current market trends or to sell your property please call our friendly team today! RLA153432