

23 Milne Rd, Ingle Farm, SA, 5098

House For Sale

Wednesday, 14 August 2024

23 Milne Rd, Ingle Farm, SA, 5098

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Beautiful Three Bedroom Home in a Great Location

Built in the 70's, this beautiful residence sits on a spacious 591 square meter allotment (approx) and appeals to a diverse range of buyers. Offering a host of highlights, this wonderfully maintained home features three well appointed bedrooms, a lovely formal lounge room and a spacious backyard with an undercover entertaining area and rumpus room. This home is sure to impress and is waiting for you to make it yours!

Delightfully nestled in the valuable suburb of Ingle Farm, this home is within close proximity to a variety of amenities. You are surrounded by an array of lovely parks and reserves including Kentish Green, Walkley Park and Lane Reserve as well as IGA at Para Vista to accommodate your weekly groceries. The popular Westfield Tea Tree Plaza is less than a 10 minute drive away for all your shopping and entertainment needs and the quality schools nearby include Para Hills School, North Ingle School, The Heights School and Valley View Secondary School.

Key features of this well appointed home include:

- > Three bedrooms, each equipped with built-in robes. Bedrooms one and two also include ceiling fans.
- > The lovely formal lounge room offers two-way access, a heater, an air conditioner and a ceiling fan, ensuring comfort is brought to the home.
- > The kitchen comprises a 5-burner gas cooktop, an oven with an air fryer, a double sink, a ceiling fan, breakfast bar seating, ample cabinetry and connects effortlessly to the dining room.
- > Step outside to the wonderfully maintained backyard where you can enjoy year-round gatherings with a huge rumpus room which includes a ceiling fan and air conditioner. A large undercover entertaining space is also on offer, perfect for outdoor dining.
- > The neutral bathroom includes a corner shower, a bath, a vanity and a separate toilet.
- > The laundry offers a linen press and direct external access for your convenience.
- > Double length carport with an electric roller door allowing parking space for two vehicles. An additional carport is also available for another vehicle.
- > Large storage room and cellar under the house for your convenience.
- > 6.6kW solar power system.
- > Ducted evaporative cooling throughout.
- > Roller shutters.

Details:

Certificate of Title | 5297 / 734

Title | Torrens Title

Year Built | 1972

Land Size | 591 sqm approx

Frontage | 18.3 meters approx

Cooktop | Gas

Council | City of Salisbury

Council Rates | \$TBA pa

Water Rates | \$TBC pq

All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.