

# 25 Federation Way, Nairne, SA 5252

## House For Sale

Wednesday, 19 June 2024



25 Federation Way, Nairne, SA 5252

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 398 m2**

**Type: House**



Clint Ray

0419244502



Lauren Grant

0427824650

**\$600,000 - \$650,000**

Discover your first home, investment property or great for those downsizing, with four-bedrooms, two-bathroom this layout is just so functional! Recently painted throughout, this home with 2.7m high ceilings provides charm and modern comfort. With low maintenance gardens and positioned on one of Nairne's most elegant streets, this home is move in ready! Step inside to find a well designed floorplan that offers convenience and practicality. The master bedroom features an ensuite and built-in robes, while bedrooms two and three offer convenient access to the main three-way bathroom. The fourth bedroom provides flexibility and could easily be a perfect study or second living area, catering to your lifestyle needs. The stylish kitchen features an electric cooktop and a generously sized island bench! The open plan living and dining is a great use of space in this home that allows connection to outdoors entertaining where you can relax taking in the winter sun. Raised vegetable beds await gardening enthusiasts, complemented by a secure yard offering privacy and safety for children or pets alike, this is a property you must see. Other features you'll love: - Ducted reverse cycle A/C - Double carport parking with auto door - High clearance on the carport (2450mm) - Separate toilet for convenience - Low maintenance gardens - Lawn for pets or children to play - Irrigated lawns This property is located a short walk to various parkland and walking trails Nairne has to offer, while also only being a short drive to the popular 'Chapmans' Shopping precinct and Nairne Primary School. CALL LAUREN GRANT (0427 824 650) or CLINT RAY (0419 244 502) TODAY TO ARRANGE YOUR INSPECTION Specifications: CT / 5927/235 Built / 2006 Council / Mount Barker Zoning / Residential Land / 398sqm All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own inquiries and obtain their own legal advice.