

26 Vitana Avenue, Ingle Farm, SA 5098

House For Sale

Tuesday, 2 April 2024

26 Vitana Avenue, Ingle Farm, SA 5098

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 613 m2

Type: House



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Auction

This wonderfully maintained home is nestled on an expansive allotment of approximately 613 square meters, is situated in a great location and appeals to a diverse range of buyers. Boasting three bedrooms, an attractive backyard entertainment area, and a spacious rumpus room, this home is sure to impress. Perfectly positioned in the heart of Ingle Farm, this home is within close proximity to a range of valuable amenities. Ingle Farm Shopping Centre is just up the road and boasts an array of beautiful cafes and restaurants as well as Aldi, Coles and Kmart for all your shopping needs. Wonderful parks and reserves surround the home and include Stokes Green, Rowe Park and Makin Reserve, allowing you to embrace the outdoors. Ingle Farm Primary School, Ingle Farm East Primary School, Valley View Secondary School and St Paul's College. Key features include: > Upon entrance to the home, you are greeted by a lovely formal lounge room which offers a split system air conditioner and provides you with the perfect space to relax and wind down with loved ones. > The kitchen connects seamlessly to the dining room and offers an electric cooktop, ample cabinetry, a double sink, an air conditioner and a ceiling fan. > All three bedrooms include ceiling fans, whilst bedrooms one and two comprise built-in robes. Bedroom one also offers a split system air conditioner for additional climate control. > Step outside to the spacious backyard which has been beautifully maintained and features an inviting undercover, outdoor entertaining area as well as multiple storage sheds for our convenience. > The spacious rumpus room is a standout feature of the home. This space includes an air conditioner and can be adapted to fit your lifestyle, whether you prefer it as a family games area, an extra living room, or for additional storage requirements.> Neutral bathroom with a separate toilet. > Alarm system. > Security shutters to the front windows. > Good sized laundry. > A built-in linen press.> Double length carport behind a roller door, offering undercover parking space for two vehicles. Details:Certificate of Title | 5466 / 693Title | Torrens TitleYear Built | 1968Land Size | 613 sqm approxFrontage | 19.8 meters approxCooktop | ElectricCouncil | City of SalisburyCouncil Rates | \$370.60 pqWater Rates | \$153.70 pqAll 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.