

**26 Willoughby Street, Ferryden Park, SA 5010**

ALL ADELAIDE

**House For Sale**

Tuesday, 2 July 2024

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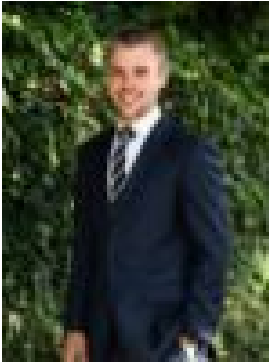
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 412 m2**

**Type: House**



Ben Krieg

0882663100

## **Auction On Site: Saturday 20th of July at 3:00pm**

Perfectly positioned on a spacious 412m<sup>2</sup> allotment, this refreshing modern home features 3 spacious bedrooms, open plan living, generous outdoor entertaining and ample yard space for kids, pets and gardeners. All packed within a delightful modern design that will appeal to the younger and growing family. A delightful verdant outlook to Ferryden Park Reserve adds a peaceful botanic vibrance that emanates throughout the home, creating a welcoming and harmonious environment for your daily living. Sleek tiled floors, fresh neutral tones and LED downlights flow effortlessly from a wide gallery hallway through to a large open plan family/dining room, the perfect spot for your everyday casual relaxation. A stylishly appointed kitchen overlooks the family room, offering crisp gloss white cabinetry, subway tiled splash backs, stainless steel appliances, generous pantry, wide breakfast bar, pendant lighting and ample bench space. Relax outdoors on a paved pergola area, the ideal space for a barbecue or afternoon get-together, overlooking a generous lawn covered backyard with tool shed and established border gardens. All 3 bedrooms are bright and spacious, all offering fresh quality carpets, ceiling fans and robe amenities. The master bedroom features a generous walk-in robe and direct access to a clever 3 way main bathroom. Bedrooms 2 and 3 both offer built-in robes. Bedroom 2 features a study desk and shelves. Split system air-conditioning will ensure your year-round comfort, while an alarm system, security cameras and roller shutters to the street facing windows provide peace of mind when you're at home or away. A single carport with roller door access will securely accommodate the family car and is a handy lean-to area for your outdoor storage completing a value packed offering that is bound to appeal. Briefly: \* Spacious family home with desirable reserve outlook \* 3 generous bedrooms and open plan living \* Sleek tiled floors, fresh neutral tones and LED downlights \* Generous combined family/dining room with sliding door to alfresco \* Spacious modern kitchen overlooking the family room \* Kitchen features crisp gloss white cabinetry, subway tiled splash backs, stainless steel appliances, generous pantry, wide breakfast bar, pendant lighting and ample bench space \* Paved pergola area overlooking large lawn covered backyard \* Backyard with tool shed and established border gardens \* 3 generous double size bedrooms all with fresh quality carpets, ceiling fans and robe amenities \* Bedroom 1 with split system air-conditioner, roller shutters and direct bathroom access \* Bedroom 2 with study desk shelves \* Clever 3 way bathroom with wide open vanity \* Split system air-conditioner to the family room \* Security camera to the front \* Security shutters to all bedrooms \* Alarm system installed \* Security roller shutters to the street facing windows \* Single carport with lock up roller door \* Handy lean to area for outdoor storage \* Generous 412m<sup>2</sup> allotment \* 6kW solar system Perfectly located in a peaceful area overlooking Ferryden Park Reserve. There many public outdoor spaces in the local area, ideal for your sport and recreation, including Regency Park Golf Course & The Parks Recreation and Sports Centre, both just a short walk away. Quality educational facilities include TAFE SA Regency Park, Pennington Primary, The Adelaide Secondary School of English and The Islamic College of SA. The zoned high school is Woodville High. Arndale Shopping Centre is within easy reach with its shopping centre and theatres, plus public transport is just a short walk to Days Road or Liberty Grove. 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.