

**30 Allman Crescent, Aberfoyle Park, SA 5159**

**House For Sale**

Wednesday, 26 June 2024



30 Allman Crescent, Aberfoyle Park, SA 5159

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 650 m2**

**Type: House**



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## **649K - 699K Best Offer by 12pm 15th July (USP)**

\$649K - \$699K - Best Offers by 12pm Monday 15th July Unless Sold Prior. This solid 3 bedroom Torrens Titled home is situated on a generous sized allotment of approximately 650sqm, which is free of easements & encumbrances. It's positioned on a quiet cul-de-sac street & conveniently located close to Aberfoyle Hub Shopping Centre, quality schools, public transport, parks & walking trails. Its location would be very appealing for first home buyers & downsizers alike. The savvy investor looking to expand their real estate portfolio, would also appreciate a strong rental return estimated between \$530-\$560/week. If you're in the market for a quality built home which ticks all the boxes, make sure this one is on the top of your list. This is an absolute must to inspect... All year around comfort is covered as the home is fitted with ducted evaporative cooling & a Mitsubishi split system reverse cycle air conditioner in the open living area. Entertaining with friends and family has never been easier with the spacious undercover outdoor entertaining area. This area provides drive through remote roller door access via carport with garaging for at least 2 cars. It is perfectly suited for the Tradie looking to secure a trailer or van with additional off-street parking in the driveway. The second outdoor entertaining area has direct access off the laundry and overlooks the large backyard. This area provides a safe area for kids and pets to play on the large grassed area. There's also a large garden shed with concrete floor, which is ideal for extra storage. Feature you'll love about the home:- Freshly painted- Reverse cycle Mitsubishi split system air conditioning- Ducted evaporative air conditioning (both recently serviced)- Good sized 650sqm approx block- Big garden shed with concrete flooring- North facing living area to capture the natural light- Updated kitchen- Practical floor plan for an easy layout & comfortable living- Multiple undercover outdoor entertaining areas- Drive through carport with remote access for at least 2 cars- Addition off-street parking for 2 cars in driveway- Instant natural gas hot water system- Near flat block with no trip hazards- Foxtel ready with satellite- Spacious bathroom with family bath & separate shower- Loads of room for the family & pets to play on the large grassed area- Recently sealed & restored tiled roof. "When making your enquiry, please ensure you provide your best contact number so I can keep you up to date with the properties status". Contact Brett Taylor on 0439 581 680 for further information. All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee 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 inquiries and obtain their own legal advice. RLA 310071