

4 Mclean Court, Andrews Farm, SA 5114



House For Sale

Wednesday, 10 July 2024

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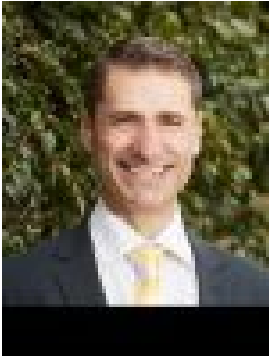
Bedrooms: 3

Bathrooms: 1

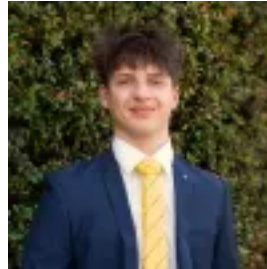
Parkings: 2

Area: 465 m2

Type: House



Marz Harkotsikas
0883496688



Anthony Kolaroff
0883496688

Auction (USP)

MARZ HARKOTSIKAS Drive through access to big Shed & Playful Yard. Nestled on a whisper-quiet, residents' only road, this bright and airy humble abode is deceptively spacious as it captures a blend of open-plan entertaining potential, as well as a cosy living with a lounge retreat. Ideal for first-time buyers and young couples eyeing room to grow, you'll find picture-perfect practicality here right from the start. Spilling in modern contemporary simplicity with loads of natural light, enjoy stress-free cooking as you whip-up daily deliciousness just a comfortable conversation away from friends and family relaxing inside or out. The generous master bedroom maintains its privacy from the other 2 bedrooms with the neat and tidy bathroom and practical laundry resting in between, while the sunny backyard invites plenty of fresh air fun for the kids to play or family pets to roam. That said, with local parks and popular waterfront reserves a leisure stroll from your front door, stretching your legs and getting outside won't need much persuading. A charming abode perched in this peaceful pocket... bright beginnings await!

KEY FEATURES- Light, bright and airy formal lounge, as well as delightful open-plan living, casual meals and contemporary kitchen- Social foodie's zone with all the room for helping hands, great bench top space, and abundant cabinetry and cupboards- Generous master bedroom featuring durable carpets and BIRs- 2 additional ample-sized bedrooms, both with durable carpets and one with handy BIRs- Neat and tidy main bathroom featuring separate shower and bath, as well as separate WC for added convenience- Family-friendly laundry with storage, ceiling fan in lounge, wall heating and split-system AC in living- Charming timber pergola alfresco area inviting morning coffee routines and fresh air lunches- Lovely, sunny backyard with lush lawn and large shed- Spacious front yard with more leafy lawn, gravel driveway and gated carport

LOCATION- Wonderfully neighbourly pocket of the north a short walk to a raft of parks, playgrounds and reserves- A short stroll to St Columba College, around the corner to John Hartley Primary, and moments to Mark Oliphant College for easy schooling options- Around the corner from Woolies Playford and a range of local takeaway eateries- Only 8-minutes to the bustling Munno Para Shopping Centre or a quick 10 to Elizabeth City Centre for all your shopping, café and weekend entertainment needs close at hand

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -(A) At the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) At the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale. The Vendor & the Vendor's Agent reserves the right to refuse entry.