

41 Devoncourt Avenue, Ingle Farm, SA 5098



House For Sale

Wednesday, 26 June 2024

41 Devoncourt Avenue, Ingle Farm, SA 5098

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Type: House



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0478056770

Auction SAT 13th JUL 12:30pm

Located in one of the most prestigious streets in Ingle Farm, this charming 3-bedroom solid brick home is an absolute gem, perfect for first-time buyers or savvy investors. Well maintained, this home offers exceptional street appeal and extensive parking options. As you enter, the welcoming hall leads to a spacious, separate lounge with cozy gas heating and reverse cycle air conditioning. The recently remodeled kitchen boasts ample cupboard and bench space, a double sink, gas hot plates, and an adjoining dining room, making meal prep and family gatherings a delight. All three generously sized bedrooms feature built-in wardrobes in the master. The home also includes a separate bathroom, laundry, and toilet for your convenience. A standout feature is the detached rumpus room or double garage, fully lined and insulated with plumbing and a sink—ideal for a billiards room, teenager's retreat, or home office. The double-length carport with a roller door accommodates two cars, with additional parking at the front. The side gardens are beautifully maintained with various fruit trees, a side verandah, and the bonus of solar panels to help reduce energy bills. This home is walking distance to Bromley Green Reserve and public transport, and is conveniently located near Ingle Farm Primary School, Stockade Botanical Park, UniSA Mawson Lakes, Roma Mitchell Secondary School, Gepps Cross Home Centre, Adelaide Super Drome, and Ingle Farm Shopping Centre. Just 12.8km from the CBD, you have everything you need at your doorstep.

Property Features:

- Corner block
- Prime location
- Large yard, fully fenced
- Solar power
- Large shedding
- Renovated kitchen with stainless steel appliances
- Gas cooking
- Floating timber floors
- Air conditioning
- Detached rumpus room

Property Details:

- House Size: 105m² (approx)
- Built: 1971 (approx)
- Block Size: 613m² (approx)
- Frontage: Corner Block
- Zoning: General Neighbourhood
- Council Area: City Of Salisbury
- Council Rates: \$1,632.25 p.a. (approx)
- Water Rates: TBA

Don't miss out on this exceptional opportunity. Price Guide: The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Ray White St Peters RLA328740 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.