

44 St Germain Avenue, Andrews Farm, SA 5114

House For Sale

Tuesday, 25 June 2024



44 St Germain Avenue, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 210 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$429,000 - \$469,000

For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser Virtual Tour Link: <https://bit.ly/3VQ6Tag> To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this stunning modern 3-bedroom, 2-bathroom home in the peaceful locale of Andrews Farm. This beauty boasts ducted air-conditioning throughout, making it perfect for year-round comfort. Whether you're a young family, a first-time buyer, or a savvy investor, this modern masterpiece offers an exceptional opportunity. This property is currently tenanted with a fixed lease and returning \$440 per week until 12/3/25. Imagine relaxing in the open-plan family, meals, and kitchen area - the heart of this modern haven. The home chef is sure to appreciate this layout as it allows them to be involved in family activities whilst whipping up feasts in the stylish kitchen. The area is complete with air-conditioning, vertical blinds for privacy, batten lighting, and sleek floating floors. Glass sliding doors connect this space to the rear patio, ideal for a seamless transition for indoor-outdoor entertaining. The kitchen is a chef's dream as you'll have everything you need to create culinary masterpieces! It features a built-in pantry, gas cooktop, electric oven, dishwasher, 1.5 sink with mixer tap, laminate cabinetry and overhead cupboards, plus laminate benchtops. And for those summer BBQs, there's even a handy access door to the side patio. Perfect for families, there are three bedrooms with comfortable carpet flooring, ducted air-conditioning, and vertical blinds ensure everyone sleeps soundly. The master bedroom boasts a ceiling fan, walk-in robe, 3-piece ensuite with feature tiles and sliding doors to the side patio. Bedrooms 2 and 3 have built-in robes and share a well-appointed bathroom with a single vanity, shower, bathtub, and toilet. Outdoors, the fully fenced paved patios create a safe space for children and pets to play freely. Entertain your family and friends under the stars or simply relax and soak up the sunshine whilst sipping on your morning coffee. Key features you'll love about this home: • Ducted evaporative air-conditioning throughout • Master bedroom complete with patio access, ceiling fan, walk-in robe and ensuite • Kitchen with gas cooktop and electric oven • Single garage with automatic roller door and internal access • Two patios with paved flooring and lights • Rinnai V1200 instant gas hot water system Location is key, and this property delivers. Families are sure to enjoy being in close proximity to parks such as the East Parkway and Kalara Reserve, as well John Hartley School and St Columba College for the kids. For shopping needs, Eyre Village Shopping Centre and Munno Para Shopping City are a short distance away. Easy access to the Northern Expressway and Princess Highway ensures a comfortable 40-minute drive to the Adelaide CBD. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2010 (approx) Land Size / 210sqm (approx) Frontage / 7m (approx) Zoning / MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,693.70 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$99.10 pa (approx) Current Rental / Fixed lease of \$440 pw until 12/3/25 Estimated Rental / \$470 - \$515 pw Title / Torrens Title 6061/566 Easement(s) / Nil Encumbrance(s) / To Pioneer Homes Australia Pty. Ltd. - See Title Internal Living / 97.4sqm (approx) Total Building / 113sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/63v4l9> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [https://www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.