

5 Aberdeen Lane, Andrews Farm, SA 5114

House For Sale

Monday, 1 July 2024



5 Aberdeen Lane, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 300 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$499,000 - \$548,000

*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://my.matterport.com/show/?m=xMRMTY29yCb>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 Andrews Farm. The property is situated on a low-maintenance 300sqm rectangular block, boasting ducted air-conditioning throughout, ensuring year-round comfort, and features multiple living spaces to suit your family's needs. There are two distinct living areas offering the flexibility to create separate spaces for entertainment and relaxation. Just off the entry, you'll find a welcoming front lounge room with comfortable carpet flooring, perfect for intimate conversations. Towards the rear of the home, the open-plan family and meals area truly shine. This light-filled space features air-conditioning, vertical blinds, batten lighting, and carpet flooring. There is also a gas point, which conveniently allows for a gas heater connection, perfect for creating a cozy atmosphere during winter nights. Sliding doors provide seamless access to the rear patio, ideal for indoor-outdoor entertaining. The home chef is sure to be impressed with the open-plan kitchen, which comes equipped with a built-in pantry, gas cooktop, electric oven, and a dishwasher for effortless clean-up. A 1.5 sink with mixer tap adds functionality, while laminate cabinetry and overhead cupboards offer ample storage. Laminate benchtops with a breakfast bar provide a stylish and durable space for casual meals. Three bedrooms provide a peaceful retreat for the whole family. Each room benefits from ducted air-conditioning, vertical blinds, and soft carpet flooring. The master bedroom contains a walk-in robe, eyelet curtains, and a private 3-piece ensuite with feature tiles in the shower. Bedroom 2 and 3 each have built-in robes and are serviced by a shared bathroom with a single vanity, shower, bath, and toilet. Step outside to the fully fenced yard, a haven for children and pets to play safely. Enjoy gatherings on the paved patio or relax on the large lawn area. Established garden beds down the side of the home add a touch of greenery and provide an opportunity for those with a green thumb. Key features you'll love about this home: - Ducted evaporative air-conditioning throughout - Security door at entry - Single garage with an automatic panel lift roller door and internal access - Multiple living areas for entertaining - Rinnai B16 instant gas hot water system - NBN ready The gorgeous East Parkway Reserve is within walking distance, you're only moments from the Eyre Shopping Centre and Munno Para Shopping City. For the kids, St Columba College and John Hartley School are a short drive away. For those working in the city, easy access to major roads means you're an approximate a 40 minute drive from the heart of the Adelaide CBD. Otherwise, the convenient Gawler lines can be caught from the Broadmeadows or Smithfield train stations. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2012 (approx) Land Size / 300sqm (approx) Frontage / 10m (approx) Zoning / MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,765.30 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$105.15 pa (approx) Estimated Rental / \$500 - \$550 pw Title / Torrens Title 6081/787 Easement(s) / Nil Encumbrance(s) / Encumbrance to Pioneer Homes Australia Pty. Ltd. - See Title Internal Living / 105.4sqm (approx) Total Building / 131.7sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/gqmOmvlf> 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/EdgeRealtyRLA256385) 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.