

**6 Coonawarra Avenue, Andrews Farm, SA 5114**



**House For Sale**

Saturday, 29 June 2024

6 Coonawarra Avenue, Andrews Farm, SA 5114

**Bedrooms: 3**

**Bathrooms: 2**

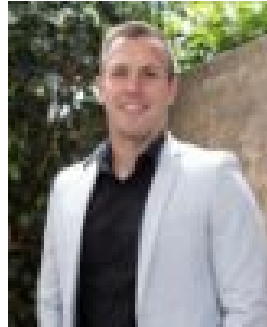
**Parkings: 2**

**Area: 368 m2**

**Type: House**



Troy Reid  
0404195919



Rhys Escritt  
0411313745

## Auction Online | Unless Sold Prior

Troy Reid and Rhys Escritt are proud to bring to market 6 Coonawarra Avenue, Andrews Farm. This 3 bedroom, 2 bathroom property is an entertainer's delight with its large entertainment space and versatile backyard. A great property for growing families, investors and upsizers alike! The open-plan living and dining areas create a welcoming space for entertaining guests or enjoying family time. The gourmet kitchen is equipped with stainless steel, high-quality appliances, great storage options, and sleek countertops and breakfast bar, making meal preparation a breeze! This home features three spacious bedrooms, each designed with comfort in mind, providing ample space for relaxation and rest. The two modern bathrooms are well-appointed, ensuring no morning rush. Step outside to an entertainer's dream backyard, perfect for weekend BBQs or a quiet evening under the stars. The property includes a secure garage with additional off-street parking available. Nestled in the versatile suburb of Andrews Farm this property is within easy reach of local cafes, retail shops, parks, schools and shopping centres! Enjoy utilising the local public transport options to keep you connected to surrounding suburbs or the Northern ExpressWay & Main North Road which will get you to Adelaide CBD in no time! Features: • Great street appeal and the property is located in a quiet area of Andrews Farm, • Kitchen features chef grade stainless steel appliances and gas cooktop. • Bedroom 1 features a large walk-in wardrobe, ideal for storage and ensuite with shower and toilet. • Bedrooms 2 & 3 include large built in wardrobes with 3 door access. • Laundry room has great storage options and access directly to the outside via sliding doors. • Enjoy entertaining with family and friends in your pitched roof undercover outdoor entertaining space & low maintenance backyard. • Outdoor BBQ is connected to mains gas - no worrying about an empty gas bottle! • Undercover verandah features ceiling fans to ensure good air circulation. • Enjoy electricity peace of mind with the 5KW solar system installed. • 5X3m shed with paved flooring, lined and insulated • The 4X1.5m shed is great for storage of garden maintenance and outdoor equipment. More Info: Built - 2010 Land - 368 sqm (approx.) House - 133 sqm (approx.) Zoned - MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Council - PLAYFORD Gas - Mains Solar - 5KW To register your interest please phone Troy Reid on 0404 195 919 or Rhys Escritt 0411 313 745. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. \*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 284373