

6 Third Street, Ardrossan, SA 5571



House For Sale

Friday, 12 July 2024

6 Third Street, Ardrossan, SA 5571

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Area: 923 m2

Type: House



Scott Bockmann

0427519628

Auction August 10 at 11am USP

Going to auction on site 11am Saturday August 10th - unless sold prior - this is your chance to secure this much admired home located in the heart of the coastal township of Ardrossan. Located on a large allotment of over 900m², this is the perfect easy care lifestyle property. Built in 2011, this 3 bedroom home is only a short walk to the town centre shopping, schools, medical facilities and sporting clubs. The easy access to all local facilities ensures a comfortable and enjoyable lifestyle. Master bedroom has ensuite and walk in robe and bedrooms 2 and 3 includes built in robes. The spacious eat in kitchen includes walk in pantry and ample bench and cupboard space. Formal living room includes built in gas heating and if you want to invite guests over and dine in style, then the formal dining room provides the perfect place. The study includes handy built in storage as does the generous laundry with its built in linen press. Sparkling main bathroom includes bath, shower and vanity with the toilet being separate. 2.7m ceilings are an extra bonus as is the wide passageway and oversize single garage under main roof with its automatic panel door. A fully enclosed inside/outside sitting room has its own split system air conditioner and ceiling fan and is a fantastic place to escape and just sit back and relax. The large patio with its enclosed gable roof pergola and deck floor, built in BBQ and channel it blinds add another dimension to the house. The double garage has concrete floor and power connected and 20,000 litres of rainwater storage is connected to the home with mains water still available. Solar power is yet another feature of this sensational property. The landscaped, low maintenance front and rear gardens are in immaculate condition and even the veggie patch and selection of fruit trees are neat as a pin. Additional features include zoned ducted heating and cooling throughout, a variety of garden shedding, pergola, carport, crab cooking area and gas hot water. This is a truly outstanding property and an absolute credit to the owners. The amount of thought and quality workmanship that has gone into this home will enable the lucky purchaser to walk in, sit down and relax because all the work has been done. Some furniture will be available for sale by private negotiation. For your opportunity to inspect this executive residence contact Scott Bockmann at our Ray White Yorke Peninsula Ardrossan Office on 0427 519 628.

Auction Pricing - In this campaign, our clients have chosen not to disclose a price guide to the public. To obtain assistance, please contact us to receive the most recent sales data or attend our next inspection, where this information will be available. During this campaign, we are unable to provide guidance or affect the market in terms of pricing.

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.