

**63 Baldock Road, Ingle Farm, SA, 5098**

ALL ADELAIDE

**House For Sale**

Friday, 30 August 2024

63 Baldock Road, Ingle Farm, SA, 5098

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contemporary Comfort & Convenience - Low Maintenance Appeal

Delightfully nestled in a peaceful community leafy locale, this refreshing modern home offers the convenience of contemporary comfort and modern design across a low maintenance allotment where there is plenty of space for your family to play and grow.

Enjoy the benefits of thoughtful architectural design as you relax in a large open plan family/meals area with a bright modern kitchen overlooking. Sleek tiled floors, fresh neutral tones and LED downlights create the atmosphere while ducted reverse cycle air-conditioning ensures your year-round comfort.

The kitchen features timber grain cabinetry, stone look bench tops, double sink with filtered water, corner pantry, stainless steel appliances, pendant lighting and a wide breakfast bar.

Step seamlessly outdoors and relax under a high gabled pergola over an elevated patio, complete with built-in bar and barbecue niche, perfectly framed by mature neighbouring trees and overlooking a generous low maintenance backyard where there's plenty of space for the kids to play.

All 3 bedrooms are generously proportioned, all offering fresh quality carpets and robe amenities. The master bedroom features a walk-in robe, ensuite bathroom and roller shutters. Bedrooms 2 and 3 both have built-in robes.

A clever bathroom boasts open vanity, separate toilet, rain head shower and a relaxing spa bath for your personal comfort, while a walk-through laundry with exterior access complete the interior.

A single garage with auto roller door will securely accommodate the family car and there is ample off street parking and turnaround area in a cleverly designed driveway. Home is completed by a high-capacity solar system to ensure your energy bills are always low.

Briefly:

- \* Convenient modern home on low maintenance allotment of 354m<sup>2</sup>
- \* 3 spacious bedrooms and open plan living
- \* Sleek tiled floors, fresh neutral tones and LED downlights
- \* Generous living/dining room with kitchen seamlessly integrated
- \* Kitchen offering timber grain cabinetry, stone look bench tops, double sink with filtered water, corner pantry, stainless steel appliances, pendant lighting and a wide breakfast bar
- \* Central opening sliding doors from family room to high gabled pergola
- \* Pergola featuring raised patio, LED downlights and barbecue niche
- \* Generous synthetic lawn covered back yard with ample room for kids and pets
- \* 3 spacious bedrooms, all with fresh quality carpets and robe amenities
- \* Bedroom 1 with ensuite bathroom, walk-in robe & roller shutters
- \* Bedrooms 2 & 3 with built-in robes
- \* Clever bathroom with open vanity, separate toilet, rain head shower and spa bath
- \* Walk-through laundry with exterior access
- \* Oversize single garage with auto roller door
- \* Ample offstreet parking and turnaround area in a cleverly designed front yard
- \* Ducted reverse cycle air-conditioning
- \* Large capacity solar system

Quietly located in a peaceful street right in the heart of Ingle Farm. Local schools include Para Vista Primary, (just down the road), Ingle Farm Primary and Valley View Secondary School, (both just a short walk away), with, St Pauls College, Heritage College, Cedar College and TAFE SA Gilles Plains also quite accessible.

Ingle Farm, Para Vista & Clovercrest Shopping Centres are also just a casual stroll down the street, ideal for your weekly grocery requirements. The Gepps Cross Lifestyle Centre and markets & Tea Tree Plaza are both a short commute away for your speciality and designer shopping.

There are a number of parks and reserves in the area for your exercise and relaxation, including Kentish Green, Burragah Reserve, Golding Oval and the Ingle Farm Little Athletics Club plus baseball & soccer clubs.

**\*NO PRICE GUIDE, HOWEVER RECENT SALES FOR INGLE FARM WILL BE GIVEN TO ALL BUYERS AT OUR OPENS TO HELP WITH THE PRICE\***

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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.

The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.