

**6A Ravel Avenue, Ingle Farm, SA, 5098**

**House For Sale**

Monday, 23 September 2024

6A Ravel Avenue, Ingle Farm, SA, 5098

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Modern Three Bedroom Home in a Wonderful Location

This beautifully maintained family home is ideally situated opposite a leafy green space in the valuable suburb of Ingle Farm, and is sure to impress. Featuring three good sized bedrooms, a spacious combined living, dining and kitchen space, this home offers both comfort and functionality. This inviting property seamlessly blends practicality with simplicity, making it an exceptional choice for a wide range of buyers.

This great property is positioned in the highly demanded suburb of Ingle Farm and close to all of the best local amenities. You are only a short distance away from bus stops, Ingle Farm Primary School and Ingle Farm Shopping Centre which includes a variety of different shops, cafes and restaurants. This home is also surrounded by many parks and reserves ensuring there are plenty of entertainment options. Do not miss out on this outstanding opportunity to give you and your family the lifestyle you have been looking for.

### Key features:

- > The modern master bedroom features a walk-in robe and an ensuite which is equipped with a shower, a toilet, and a vanity.
- > Smart lock entry door.
- > Bedrooms one and two feature built-in robes.
- > The open plan living, dining, and kitchen area is spacious and connects effortlessly to the paved courtyard, allowing you to host family and friends all year round.
- > The kitchen is equipped with a gas cooktop, a double sink, a dishwasher, a pura tap mixer, ample cabinetry, and an island bench (natural stone) with breakfast bar seating, all appliances are Fisher & Paykel.
- > The low maintenance, north facing backyard, features a paved undercover dining area, allowing you to dine outdoors with loved ones.
- > The main bathroom features a bath-tub, a shower, as well as a separate toilet and vanity.
- > The laundry facilities include a trough, a built-in cupboard and valuable external access.
- > The garage offers secure parking for one vehicle.
- > Ducted heating and cooling throughout the home with a Daikin zoned system.
- > Temperature-controlled hot water system with control panels in ensuite and laundry.
- > 6.6kW Solar system.

### Details:

Certificate of Title | 6206 / 879

Title | Torrens Title

Year Built | 2019

Land Size | 357 sqm approx

Frontage | 9.2 meters approx

Cooktop | Gas

Council | City of Salisbury

Council Rates | \$TBA pa

Water Rates | \$TBC pq

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