

# 7 Meretta Lane, Andrews Farm, SA 5114

## House For Sale

Monday, 8 July 2024



7 Meretta Lane, Andrews Farm, SA 5114

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 84 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

**\$369,000 - \$399,000**

\*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=YJHDr3ACV1E> To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) this modern townhouse, perfect for young couples, first home buyers, or astute investors. This meticulously designed property boasts a contemporary Hebel construction, offering peace of mind and a low-maintenance lifestyle. Enjoy a breath of fresh air on your private balcony and live life to the fullest with the East Parkway Reserve just moments away. The heart of the home is the upstairs light-filled open plan family and meals area. The space boasts a sleek Panasonic split system air conditioning unit for year-round comfort, while a sliding door opens seamlessly to the balcony, perfect for indoor-outdoor flow. Natural light filters through the vertical blinds, and plush carpet flooring provides comfort underfoot. For the studious types, a designated study nook with a built-in desk and storage closet offers the perfect spot to work or learn. The open plan kitchen seamlessly integrates with the family and meals area, creating a perfect space for entertaining. Whip up culinary masterpieces in this modern kitchen featuring tile splashback, sleek roller blinds and stainless steel appliances including a gas cooktop and electric oven which ensure a touch of luxury, while a 1.5 sink with mixer tap and a dishwasher makes cleaning up a breeze. Ample laminate cabinetry offers plenty of storage, and laminate benchtops with an island bench and breakfast bar provide additional preparation and seating space. This property boasts two well-appointed bedrooms, both featuring built-in robes for all your storage needs. Vertical blinds provide privacy, and plush carpet flooring adds a touch of warmth. The modern bathroom features a step-in shower with feature tiles, a sleek laminate vanity unit, and a large mirror, making it an oasis of tranquillity. For added convenience, the laundry located on the ground floor features a single sink and handy under-stairs storage. Step outside and soak up the fresh air on your private balcony, ideal for relaxing with a cup of coffee or enjoying al fresco meals. A single secure garage with an automatic roller door completes the floorplan of this modern home. Key features you'll love about this home: - Reverse cycle air-conditioning in open plan living - Rinnai Infinity 26i instant gas hot water system - Single secure garage with automatic roller door under main roof - Balcony overlooking quiet neighbourhood - Study nook with built-in desk - Built-in robes in two bedrooms - Kitchen gas cooktop, electric oven, and dishwasher This exceptional townhouse boasts an enviable location close to East Parkway Reserve and the John McVeity Centre, offering green space and recreational opportunities at your doorstep. Additionally, you'll find an abundance of shopping options nearby, including Eyre Shopping Village, Playford Shopping Centre, Munno Para Shopping City, and Elizabeth Shopping City. Parents will appreciate the close proximity to schools like John Hartley School, Edmund Rice Flexi School, Nido Early School Eyre Village, and Swallowcliffe School. Bus stops and a train station are also conveniently close, ensuring easy access to public transport. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 2011 (approx) Land Size / 84sqm (approx) Frontage / 4.63m (approx) Zoning / MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,658.30 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$93.05 pa (approx) Estimated Rental / \$400-\$440pw Title / Community Title 6047/257 Community Rates / Admin - \$310 pq, Sinking Fund - \$24 pq Easement(s) / Nil Encumbrance(s) / Encumbrance to Pioneer Homes Australia Pty. Ltd. Internal Living / 67sqm (approx) Total Building / 103sqm (approx) Construction / Hebel 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/yZ492Z> If 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/Edge%20Realty%20RLA256385) 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.