

**8 St Clair Avenue, Andrews Farm, SA 5114**



**House For Sale**

Monday, 8 July 2024

8 St Clair Avenue, Andrews Farm, SA 5114

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 350 m2**

**Type: House**



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## Auction On-Site Saturday 27th July 12:45PM

Nestled in this whisper-quiet pocket of Andrews Farm surrounded by developed homes, pristine streets and popular, leafy reserves, 8 St Clair Avenue captures stylish modern simplicity that ticks all the right boxes and then some. Whether you're a first-time buyer looking to escape the rent race, young couple eager for future room to grow, or even established families after low maintenance lifestyle bliss, then surely your search ends here. Enjoy light-filled entertaining ease headlined by the modern foodie's kitchen letting you scan, serve and socialise across this lovely open-plan hub. From keeping an eye on the kids or wining and dining friends, this bright and airy space - together with effortless alfresco flow that overlooks a sunbathed and sweeping backyard of lush lawns - lovely easy living is first and foremost. Along with a familiar 3-bedroom footprint, including the master with walk-in wardrobe and private ensuite, sparkling main bathroom and climate-controlled ducted AC throughout... no needs or necessities have been left off the table with this beautiful abode spilling in light-filled charm.

**STANDOUT FEATURES**

- Light, bright and airy low maintenance living
- Beautiful open-plan lounge, dining and kitchen combining for one lovely entertaining hub
- Stress-free foodie's zone featuring great bench top space ideal for casual eats and conversation while you cook, abundant cabinetry and cupboards, as well as gleaming stainless appliances
- Generous master bedroom featuring durable carpets, walk-in robe, and private ensuite
- 2 additional ample-sized bedrooms, both with durable carpeting and handy built-in robes
- Sparkling main bathroom featuring separate shower and relaxing bath
- Practical laundry, and cosy ducted AC throughout for year-round comfort
- Charming outdoor alfresco overlooking a sweeping and sunny backyard of lush lawns with garden shed
- Low maintenance modern frontage, sandstone paved driveway and secure garage with roller door

**SCHOOL ZONING**

- A stone's throw to John Hartley Primary School
- Also a quick 7-minutes to Mark Oliphant College, and around the corner from St Columba College

The Property is currently tenanted for \$360 per week until April 2025. A leisure stroll to a string of local parks and playgrounds, as well as leafy trails leading you to waterfront reserves inviting endless weekend adventure, moments to Eyre Village and Drakes for all your daily essentials, and just 8-minutes to both the bustling Munno Para Shopping Centre and Elizabeth City Centre keeping all your shopping, café and weekend entertainment options close at hand.

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**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.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Playford Zone | MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Land | 350sqm (Approx.) House | 138sqm (Approx.) Built | 2007 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa