

**9 Foster Road, Andrews Farm, SA 5114**



**House For Sale**

Monday, 1 July 2024

9 Foster Road, Andrews Farm, SA 5114

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 227 m2**

**Type: House**



Carla Doecke  
0456830122

**\$430,000 - \$460,000**

Built in 2012 and situated on a quiet court, this delightful 3-bedroom home is perfect for first-time buyers looking to enter the market or astute investors seeking a low-maintenance property with excellent returns. Designed for easy-care living, the home features both evaporative air conditioning and a reverse cycle split system in the living room, ensuring year-round comfort. The functional kitchen boasts stainless steel appliances and seamlessly flows into an open-plan living area, perfect for modern living. Currently tenanted at \$440 per week on a fixed lease until January 2025, this property offers a solid investment opportunity with a reliable long-term tenant in place. A current rental appraisal can be provided upon request. Features You Will Love: \* Three bedrooms, master with walk-in robe, ensuite, and access to a private courtyard \* Built-in robes in bedrooms two and three \* Functional kitchen with gas cooktop, electric oven and dishwasher \* Evaporative air conditioning throughout and reverse cycle split system in living area \* Study nook at the front of the home \* Private courtyard \* Rainwater tank \* Gas hot water Don't miss this fantastic opportunity to secure a property that combines convenience, comfort and profitability. 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516