

9 Langhorne St, Andrews Farm, SA, 5114



Sold House

Sunday, 1 September 2024

9 Langhorne St, Andrews Farm, SA, 5114

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

YOUR INVESTMENT OPPORTUNITY AWAITS

It is with great pleasure that Ray White Angle Vale & Elizabeth and "Team Ulbrich" present this superb three-bedroom, two bathroom home set in a quiet pocket in Andrews Farm. Nestled among other beautifully presented homes and situated on a 280m² block (approx.), this 2011 built home has it all. It offers low maintenance yards and lawn, has brilliant street appeal and is tenanted till the 31st of January 2025 at \$450 per week.

As you walk up the paved driveway and approach the home with a rendered frontage, quality flows nicely with wooden look flooring throughout. The carpeted master bedroom boasts a feature wall, a walk in robe and an ensuite offering a shower, a toilet and a basin with all the modern fixtures and fittings. The remaining bedrooms are also carpeted and generous in size. The handy inclusion of this home's second living space allows other members of the family or children to segregate themselves from the activities in the main living room or a space to unwind after a busy day out. The area also provides access outside to a hidden retreat, an ideal area for sipping on a warm cup of coffee as the sun rises.

The second bathroom comes complete with a bath, a shower, a separate toilet and a separate vanity space with all the modern fixtures and fittings. The laundry offers exceptional space for all your cleaning appliances along with a nearby linen cupboard and outside access through the sliding glass doors. The homes ducted reverse cycle air conditioner will keep you in utmost comfort all year round.

The open plan kitchen/dining and family area is simply stunning and perfect for endless entertaining. The kitchen offers ample under bench and overhead cabinetry, a breakfast bar, a pantry, a Puratap, quality stainless steel gas and electric appliances, perfect for the home chef and a dishwasher making clean ups a breeze. The lounge room is large enough to allow you to relax while watching your favorite steaming services on your large screen TV.

Venturing outside through the sliding glass doors of the main living space to the rear of the home you are greeted with a low maintenance backyard that is perfect for those who don't have time on their side.

With a security system, screen doors at all entry points and a garage with a panel lift door, this home will most certainly be snapped up quick by the astute investor.

FEATURES YOU WILL LOVE:

- 280m² block (approx.)
- 129m² build size (approx.)
- 2011 build
- Paved driveway
- Rendered frontage
- Wooden look flooring throughout
- Master bedroom with a WIR and an ensuite
- All bedrooms are carpeted
- Second living space with access to an outside retreat
- Second bathroom with a separate toilet and vanity
- Large laundry
- Kitchen with quality stainless steel gas/electric appliances, a pantry and a Puratap
- Open plan living
- Dishwasher
- Ducted reverse cycle air conditioning
- Security system
- Security screens
- Garage with a panel lift door
- Low maintenance yards and lawn

- West Parkway Reserve - around the corner
- Public transport - 7 minute walk
- St Columba College (R-YR12) - 4 minute drive
- Munno Para shopping city - 8 minute drive
- Cafe's and Restaurants - 6 minute drive
- The Adelaide CBD - 30 minute drive

This family home is located close to shopping centres, sporting facilities, medical centres and is perfectly positioned amongst other newly built homes in a beautiful development that offers the perfect lifestyle for the lucky buyer. This is an opportunity you won't want to miss!

Want to find out where your property sits within the market? Have our multi-award-winning agent come out and provide you with a market update on your home or investment! Call Steven Ulbrich on 0484 277 674 or click on the following link <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894>

To put in an Offer to Purchase online please follow the link:

<https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1>

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