

9A London Rd, Aberfoyle Park, SA, 5159

GaryJSmith

House For Sale

Saturday, 10 August 2024

9A London Rd, Aberfoyle Park, SA, 5159

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Chanelle Ats

Premium Courtyard in Prime Aberfoyle Location

With its neat frontage enjoying a northerly aspect along lovely London Road, this 2017-built Rossdale Homes courtyard offers more than meets the eye.

From a wide central entry, the master suite is easily accessible, complete with a walk-in robe, neutral ensuite with corner shower and street outlook.

Two additional generously proportioned bedrooms with built-in robes and directly adjacent a main bathroom featuring an inset bath, shower and separate toilet and powder room.

Open and airy with abundant natural light, the kitchen, living and dining space is flexible in its arrangement, overlooking a minimal-maintenance alfresco at the rear underneath a shaded pergola.

Sleek and contemporary, the galley-style two-tone kitchen is fully equipped with gas cooktop, dishwasher, substantial storage and breakfast bar.

More we adore:

- ☑ Ducted reverse cycle air conditioning throughout
- ☑ Valuable second living space or optional fourth bedroom
- ☑ A second courtyard on the western side is accessible through sliding doors from the passage.
- ☑ Separate laundry with outside access
- ☑ Secure single garage with remote & drive-through access

Within walking distance of local schools, bus stops, and APIC Reserve Playground, and just a kilometre from the eastern entrance of the Happy Valley Reservoir and walking trails, there's plenty to love about this location. Aberfoyle Hub Shopping Centre and local sporting clubs are also within easy reach.

This surprisingly central location offers convenient access to the Adelaide Hills, coast, McLaren Vale, and the CBD.

A prime investment opportunity or easy care live-in you'll fall in love with. Don't miss it!

Specifications:

CT / 6168 / 493

Council / Onkaparinga

Zoning / HDN - Housing Diversity Neighbourhood

Built / 2017

Land / 311sqm approx.

Council Rates / \$2,132.28pa approx.

Water Rates / \$187.45 pq approx.