

**15 Bolmen Ln, Andrews Farm, SA, 5114**



**Townhouse For Sale**

Saturday, 10 August 2024

15 Bolmen Ln, Andrews Farm, SA, 5114

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

## Low-Maintenance Townhouse in a Prime Location

Michael O'Rielly and Ross Whiston from Ray White Gawler East proudly introduce this stylish two-bedroom townhouse, perfectly suited for first home buyers, investors, or those looking to downsize to a very low-maintenance property. Nestled in a prime location surrounded by schools and shopping, 15 Bolmen Lane, Andrews Farm offers a blend of convenience and contemporary living.

This modern townhouse has been recently updated and comes with two well-appointed bedrooms, each with built-in robes that provide ample storage space. The centrally located bathroom is designed for functionality and comfort, catering to the needs of the household.

The open plan living and kitchen area create a spacious and inviting atmosphere, ideal for both everyday living and entertaining. The kitchen is equipped with modern appliances and ample countertop space, making meal preparation a breeze. A separate dining area offers a cosy space for family meals or hosting dinner parties.

One of the standout features of this property is the great storage space under the staircase, perfect for keeping your belongings organised and out of sight. The home also includes a garage, providing secure parking and additional storage options.

This townhouse is a fantastic opportunity for first home buyers seeking an affordable entry into the property market, investors looking for a solid rental property, or those wanting to downsize to a low-maintenance home. The surrounding area offers a wealth of amenities, with numerous schools and shopping options just a short distance away, ensuring all your needs are met.

Additionally:

Year Built - 2011

Wall Construction - Rendered

Land Size - 84m<sup>2</sup> (approx.)

Floor Area - 102m<sup>2</sup> (approx.)

Zoning - MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre

Local Council - Playford

Estimated Rental Return - \$380.00 - \$440.00 per week (approx.)

Council Rates - \$416.00 qtr. (approx.)

ESL Levy - \$91.95 p.a (approx.)

Water Rates (excluding Usage) - \$165.55 qtr. (approx.)

Easement(s) - NO

Sewerage - Mains

Don't miss out on the chance to own this modern and conveniently located townhouse.

With so much on offer, this is definitely not one to overlook - call Michael O'Rielly 0478 302 708 or Ross Whiston 0418 643 770 to register your interest today!

Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment!

Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions.

Ray White Gawler East

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