

39 Adrian Street, Ingle Farm, SA, 5098

Townhouse For Sale

Saturday, 10 August 2024

39 Adrian Street, Ingle Farm, SA, 5098

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse

Great Investment Opportunity

Amanda and Eli Robles are pleased to present this home nestled in the heart of Ingle Farm. This property offers a fantastic opportunity for investors or future homeowners looking to personalize their living space.

This three-bedroom, one-bathroom home features functional living spaces that provide a solid foundation. The bedrooms are equipped with built-in robes, maximizing storage and keeping living areas organized. One of the bedrooms is equipped with a split system, offering personalised climate control for ultimate comfort.

The bathroom, includes a shower within the bathtub, a vanity, and a toilet, offering potential for modern upgrades.

The main living area is comfortable, with floorboards and a split system ensuring a pleasant atmosphere year-round. The kitchen, equipped with a gas cooktop and electric oven provides ample storage space with overhead cabinets.

The laundry area, located next to the downstairs toilet, presents a practical space that can be modernized. The backyard is low maintenance, a prospect for future landscaping projects. Parking is convenient with access down a communal driveway with a nice large undercover area for parking.

Additional features include:

- ☑ Garden shed
- ☑ Side gate access
- ☑ Private rear access for secure and spacious parking
- ☑ Front and rear security doors
- ☑ Multiple reverse cycle split systems
- ☑ Fenced front yard

Located in the convenient suburb of Ingle Farm, this home is close to the Ingle Farm Shopping Centre for all your grocery needs. Walkley Park, a short walk away, provides outdoor recreation options. Nearby quality schools include Ingle Farm Primary School, Para Vista Primary School, Valley View Secondary School, and St. Paul's College.

This property is a perfect canvas for those looking to create their dream home or invest in a promising location.

Specifications:

CT / 6084/139

Council / Salisbury

Zoning / GN

Built / 1973

Land / 185m2 (approx)

Frontage / 5.9m

Council Rates / \$1,100pa (approx)

Community Rates / \$223pq and Sinking Fund \$24pq (approx)

SA Water / \$210pq (approx)

Estimated rental assessment / \$430 - \$470 per week / Written rental assessment can be provided upon request

Nearby Schools / North Ingle School, Ingle Farm P.S, Ingle Farm East P.S, Para Vista P.S, Para Hills School, Valley View Secondary School

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at the auction for 30 minutes before it starts. RLA | 330069