

# 37 Centenary Circuit, Andrews Farm, SA 5114



## Unit For Sale

Tuesday, 25 June 2024

37 Centenary Circuit, Andrews Farm, SA 5114

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Nick Bevan  
0885222286



Stephanie Bowden  
0885222286

**\$299,000 - \$315,000**

Welcome to your dream home! This modern 2-bedroom, 1-bathroom townhouse unit is the perfect blend of comfort and convenience, ideal for young couples or astute investors. Nestled in a vibrant neighborhood, you'll enjoy the best of both worlds with quiet, private living and easy access to local amenities, shops, and public transport. Step inside to discover a well-designed layout that maximizes space and natural light. The open-plan dining and family room create a versatile area for relaxation and entertaining, flowing seamlessly to a private balcony perfect for morning coffees or evening unwinding. The stylish modern kitchen, equipped with a dishwasher, ensures meal prep is a breeze. Both bedrooms feature built-in robes, offering ample storage and a sleek look. The European laundry maximizes space and efficiency, while the split system air conditioning in the dining/living area ensures year-round comfort. With a 1-car garage and convenient off-street parking right out front, you'll never have to worry about parking space for yourself or your guests. This townhouse is not just a home; it's a lifestyle. Whether you're starting your journey together or looking to invest in a property with strong rental appeal, this townhouse offers everything you need and more. Don't miss out on this stunning opportunity - it's the perfect place to call home or to enhance your investment portfolio!

**What we Love!**

- 2 bedrooms with built-in robes
- 1 bathroom
- European laundry
- Open-plan dining and family room
- Private balcony
- Modern kitchen with dishwasher
- Split system air conditioning in dining/living area
- 1-car garage
- Off-street parking right out front

Year Built: 2011  
Ct: 075/910  
Land Size: 90 sqm approx  
Total Living: 56 sqm approx  
Local Council: City of Playford  
Title: Community Title

Please contact Nick Bevan on 0407 917 456 for any further information or to arrange an inspection at the property.

**Disclaimer:** RLA 237185 - This advert contains information and imagery which is believed to be accurate based on our sources and/or inspections of the property before or at the time of advertising. Prospective purchasers or other parties should make their own enquiries about the validity and accuracy of this information and view the property before making any purchasing decisions.