

**11 Spruce Avenue, Aberfoyle Park, SA, 5159**



**House For Sale**

Sunday, 3 November 2024

11 Spruce Avenue, Aberfoyle Park, SA, 5159

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Unlock the Potential! Charming 3-Bedroom Home on Expansive 751sqm Allotment!

Sam Conlen & Tara Witham are thrilled to present this beautifully maintained, traditional home nestled in the peaceful heart of Aberfoyle Park. Set on a generous 751sqm allotment, this property offers incredible potential, making it an ideal choice for families, first-home buyers, and savvy investors. Every inch of this home exudes warmth, with a spacious layout and expansive block that provide plenty of room for personalization or future development, allowing the next owner to truly make it their own.

Upon entry, you're welcomed into an inviting layout enhanced by low-maintenance tiled floors that flow effortlessly throughout the home. The open-plan design fosters a sense of connected, comfortable living, perfect for both everyday life and entertaining. The home features three bedrooms, each offering bright and airy spaces ideal for relaxation, ensuring a peaceful retreat for everyone. The modern kitchen, equipped with a gas cooktop, blends style with functionality, creating a hub for family meals and gatherings. An updated bathroom with sleek, contemporary finishes complements the home's traditional charm.

One of the standout features here is the expansive outdoor space, set on a sprawling block that opens up numerous possibilities. The rear yard, with its shaded paved entertaining area is the perfect spot for family gatherings, summer barbecues, or quiet evenings under the stars. There's ample room for future extensions, a potential pool, or a beautiful garden retreat-the space offers the freedom to transform it into an outdoor haven. Gated side access adds an extra layer of privacy, making this backyard an adaptable canvas for a family's evolving lifestyle.

What we love:

- 3 bedrooms filled with natural light
- Updated bathroom and laundry
- Split reverse cycle air conditioning for year-round climate control
- Paved outdoor entertaining area with a shade sail
- Gated side access providing privacy and secure backyard access
- Versatile open-plan layout
- Close proximity to local parks and playgrounds for outdoor enjoyment
- Nearby public transport options for easy commuting
- Short drive to the popular supermarkets, specialty shops, and cafes
- Walking distance to Primary Schools and Aberfoyle Park High School
- Built in 1982
- 751sqm (approx.) allotment

Located in a serene pocket of Aberfoyle Park, this home seamlessly blends peaceful, family-friendly living with opportunities for customization and growth. Its combination of traditional charm, modern convenience, and room for future vision makes it more than just a property-it's a place to bring dreams to life and create lasting memories.

Please contact Sam Conlen & Tara Witham for more information

Disclaimer - Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Ray White Flagstaff Hill will not accept any responsibility should any details prove to be incomplete or incorrect - RLA 284838.