

13b Narambi Avenue, Ingle Farm, SA, 5098

House For Sale

Wednesday, 13 November 2024

13b Narambi Avenue, Ingle Farm, SA, 5098

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Beautiful Brand New Home in a Prime Location

This beautifully designed, brand new home located in the thriving suburb of Ingle Farm, offers quality fixtures throughout and functional spaces that allow you to feel at home. With the building industry under heavy demand, causing construction costs to skyrocket and build times to stretch over several years, you won't want to miss this fantastic opportunity to secure this "move-in ready" home! Featuring abundant natural light that flows effortlessly throughout, four bedrooms, a study, a spacious open-plan living area, and a beautiful backyard perfect for relaxing or dining outdoors with loved ones, this home is sure to impress!

Step into the home through a stylish front door and be welcomed by sleek laminate floorboards throughout the main living areas, with tiles in the front portico and both bathrooms. This home also features ducted reverse cycle air conditioning in all bedrooms and living areas, energy-efficient LED downlights, insulation in all internal walls, and 2.7m high ceilings. Additional touches include beautiful mixer taps, instant gas hot water, and deadlocks on all external doors.

This property is ideally located with a range of sought-after amenities nearby. Ingle Farm Shopping Centre is just minutes away for your grocery needs, while Tea Tree Plaza offers a variety of dining options. Enjoy nearby parks and reserves, including Leyton Reserve, Kentish Green, and Walkley Park. Families will appreciate the proximity to quality schools, such as Para Vista Primary, Valley View Secondary, Ingle Farm Primary, St Paul's College, and East Para Primary.

Key features of this well appointed home include:

- > The stunning master bedroom boasts a walk-in robe with built-in shelving and hanging rails, along with a beautiful ensuite featuring floor-to-ceiling tiles, obscure glass windows, and ample toiletry cabinetry.
- > Three additional carpeted bedrooms with built-in robes.
- > The convenient study nook is positioned at the front of the home and provides you with the perfect space to work or study from home.
- > The lovely open plan kitchen, living and dining space intertwines effortlessly with the outdoor alfresco dining area, making this the perfect space for hosting family and friends all year round.
- > The stunning kitchen comprises 600mm Euro appliances including an oven, a gas cooktop, a rangehood and a dishwasher. It also features a double sink, soft closing drawers and breakfast bar seating.
- > Step outside to the well sized backyard offering an alfresco area, which features stunning exposed aggregate concrete, a ceiling fan and provides you with ample space to dine outdoors.
- > The main bathroom includes a large bath and shower, floor to ceiling tiles and obscure glass windows, as well as a separate toilet. The vanity is equipped with a 20mm stone benchtop and plenty of storage for toiletries.
- > The laundry includes a 45 litre tub with overflow, a laminate benchtop, a linen press and valuable external access.
- > NBN provision and an antenna for TV points are also included.
- > 1000L rainwater tank plumbed with a pump (pump cover included).
- > Secure double width garage with internal and external access.

Details:

Certificate of Title | 5657 / 149

Title | Torrens Title

Year Built | 1966

Land Size | 326 sqm approx

Frontage | 9.9 meters approx

Cooktop | Gas

Council | City of Salisbury

Council Rates | \$393.23 pq

Water Rates | \$165.55 pq

All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.