

**27A Dulkara Road, Ingle Farm, SA, 5098**

**House For Sale**

Wednesday, 13 November 2024

27A Dulkara Road, Ingle Farm, SA, 5098

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Modern Brand New Home With Stunning Features

Discover this stunning, brand new home, perfectly positioned in the quality suburb of Ingle Farm. With high-quality fixtures and fittings throughout, this light-filled property offers a welcoming ambiance and exceptional comfort. Featuring three generously sized bedrooms and a bright, open-plan kitchen that seamlessly flows into spacious living and dining areas, this home is designed for effortless modern living.

As you step through the oversized front door, you're welcomed into a grand hallway that exudes charm and invites further exploration of the home. Beautiful laminate floorboards flow seamlessly through the hallway and main living areas, while each of the bedrooms are fitted with plush carpet for added comfort. Ducted reverse cycle air conditioning throughout ensures year-round climate control, and insulation in both internal and external walls adds to the home's energy efficiency.

Soaring 2.7m ceilings with sleek LED downlights enhance the sense of space and openness, while thoughtful details set this home apart from others. Features such as a BBQ gas point to the rear alfresco area, a plumbed fridge point, generous storage throughout, secure keyed window locks and external deadlocks provide both convenience and peace of mind.

Situated in a prime location, this property offers easy access to a variety of local amenities. The Ingle Farm Shopping Centre is just around the corner for your grocery needs, while Tea Tree Plaza offers a range of cafes and restaurants for casual dining. Nearby parks and reserves, including Leyton Reserve, Kentish Green, and Walkley Park, offer ample opportunities to enjoy nature and the outdoors. Families will appreciate the selection of quality public and private schools in the area, including Para Vista Primary School, Valley View Secondary School, Ingle Farm Primary School, St Paul's College, and East Para Primary School.

More to love:

- > The stunning master bedroom features a walk-in robe that offers shelving, hanging rails and a drawer tower as well as a beautiful ensuite with marble wall tiles, obscure glass windows, two ceramic vanity basins on a 20mm stone bench top and sufficient toiletry cabinetry.
- > Bedrooms two and three are carpeted and conveniently offer built-in robes.
- > The open-plan kitchen effortlessly integrates with the living and dining areas, extending seamlessly to the outdoor entertaining space, ideal for hosting loved ones year-round.
- > The immaculate kitchen comprises 600mm Euro appliances which includes the oven, gas cooktop, rangehood and dishwasher. Semi gloss cabinetry, tiled splashback, 20mm stone bench top, pantry with rows of shelving, an undermount double sink as well as soft closing drawers and doors are also on offer.
- > The study provides you with the perfect space to work or study from home in a peaceful setting.
- > Step outside to the gorgeous backyard where you will encounter an attractive undercover entertaining area which features a ceiling fan.
- > The modern bathroom features a bathtub, a shower, a toilet, and a vanity.
- > The laundry facilities feature a 45 litre tub with overflow, laminate benchtop with postform edges, an attractive tiled splashback, a linen press and convenient exterior access.
- > The garage offers secure parking for one vehicle and direct exterior and interior access.
- > Aggregate concrete driveway.
- > Samsung reverse cycle ducted air conditioning throughout.
- > 1000L rainwater tank plumbed with a pump (pump cover included).
- > Flyscreens to all windows and doors.
- > NBN provision.

Details:

Certificate of Title | 6290 / 825

Title | Torrens Title  
Year Built | 2024  
Land Size | 248 sqm approx  
Frontage | 7.1 meters approx  
Cooktop | Gas  
Council | City of Salisbury