

3 Irwin Lane, Andrews Farm, SA 5114



House For Sale

Monday, 20 January 2025

3 Irwin Lane, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Steven Ulbrich



Kieren Wehr
0881808162

\$499,000 to \$529,000

It is with great pleasure that Ray White Angle Vale & Elizabeth and 'Team Ulbrich' present this superb Torrens titled three-bedroom, dual car garage home set in the up and coming suburb of Andrews Farm. Nestled among other well presented homes, situated on a 224m² block (approx.) and with a build size of 145m² (approx.), it's currently tenanted on a periodic lease. As you walk up to the gated front yard and under the tiled verandah of this rendered home, quality flows nicely with wooden look flooring throughout. The 4m x 3.5m master bedroom has plenty of room for a large bed and bedside tables and is complimented with a built in robe. The remaining bedrooms are also generous in size with all bedrooms being carpeted. The bathroom boasts a bath, a shower, a basin and there is a separate toilet that is led to through the laundry. There is no shortage of storage with a linen cupboard that adds value to this wonderful floor plan. As you venture to the 11.2m long open plan kitchen and family/meals area, its size allows endless entertaining among family members and friends while preparing home cooked meals, not letting you miss out on any entertainment being had. The kitchen offers ample bench space with plenty of under bench and above bench cabinetry, stainless steel gas and electric cooking appliances, perfect for the home chef, a pantry and a dishwasher to ensure clean ups are a breeze. The family area is large enough so you can put your feet up enjoy watching your favorite streaming services on your big screen TV. Here, you will also be kept in utmost comfort all year round by the rooms split system reverse cycle air conditioner. Heading outside through the sliding glass doors of the open plan living space, you'll be met with a paved and grassed backyard which will lead you to the rendered dual car garage with roller door access from Irwin Lane. With rear side gate access off of Irwin Lane, screen doors, low maintenance and established gardens/lawn and the fabulous advantage of Flannery Reserve at your doorstep with a playground and ample grassed areas as far as the eye can see, this home will generate significant interest from the astute purchaser so don't miss out on this homes open inspection. **FEATURES YOU WILL LOVE:** • Tenanted periodically • Torrens titled • 224m² block (approx.) • 145m² build (approx.) • 2011 build • Front gate • Rendered frontage • Tiled verandah • Wooden look flooring throughout • Master bedroom with a BIR • All three bedrooms are carpeted • Bathroom with a bath, a shower, a basin and a linen cupboard • Laundry leading you to the separate toilet • Open plan living • Kitchen with stainless steel gas & electric appliances and a pantry • Dishwasher • Split system reverse cycle air conditioner to main living • Paved and grassed backyard • Dual car garage with roller door access, accessible from Irwin Lane • Rear side gate access • Screen doors • Low maintenance and established gardens • Flannery Reserve with playground at your doorstep • 15 min walk to St Columba College (R-YR12) • 8 min walk to public transport • 5 min drive to cafes/restaurants • 6 min drive to Munno Para Shopping Centre • 30 min drive to the Adelaide CBD This family home is located close to shopping centres, sporting facilities, medical centres and is perfectly positioned amongst other well built homes in a beautiful development that offers the perfect lifestyle for the lucky buyer. This is an opportunity you won't want to miss! Want to find out where your property sits within the market? Have our multi-award-winning agent come out and provide you with a market update on your home or investment! Call Steven Ulbrich on 0484 277 674 or click on the following link

<https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894> To put in an Offer to Purchase online please follow the link: <https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1> Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However, we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale.