

8 Federation Way, Nairne, SA, 5252



House For Sale

Thursday, 28 November 2024

8 Federation Way, Nairne, SA, 5252

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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Federation The Location!

Nestled in a 'hidden gem' location, this beautifully presented home will tick a multitude of boxes for the first home buyer, eager investor, or those looking to downsize. Privately tucked away the peaceful nature of this home makes it ideal for those looking to escape the hustle and bustle, yet still remain in perfect proximity to the township.

Externally the home is tidy in presentation; low-maintenance gardens and a large lawn area, a single carport with roller door creates drive through access and a safe haven for those commuting after dark, and a sweet verandah provides a hint of the charm that lies within.

Internally the property unfolds in a thoughtful nature with a practical floorplan. Three well equipped bedrooms fall to each side of the hallway with the master offering plenty of built in robe space, bedrooms 2 & 3 also having a built-in robe. The light-filled bathroom with bath and separate toilet places a family-friendly finish on the home.

The rear of the floor plan adds the lifestyle touch to the property; a sun-drenched kitchen and meals area works effortlessly to entice you through to the large grassed backyard which provides an area of retreat with an relaxation.

Featuring:

- Split system AC in lounge room
- Open plan kitchen/meals area with an abundance of natural light
- Master bedroom with 2 way bathroom
- Built in robe to bedroom 2 & 3
- Linen storage
- Single carport
- Fully fenced rear yard
- Garden shed

Located within a gorgeous, established pocket of Nairne. You're walking distance to all amenities, including parklands and sporting facilities, The new Chapman at Nairne shopping precinct offering Klose's Foodland, Cellarbrations and more. Public transport and schools and all within arms reach and with easy access to the SE Freeway, this property exemplifies the ease of living in The Hills. In addition, Nairne is only a short 7-minute drive to Littlehampton, 8-minute drive to Mount Barker and 40mins to the Adelaide CBD.

If you're after brilliant food and wine within and around the township, there are loads of options which have you covered such as The District, Pallet cafe and Jambo Sana cafe, Monte Bello Pizzeria, Little Birdy Bakery and Rise Artisan Bakery, Nairne Corner Takeaway, Chingari Indian Restaurant and Jack's Thai. You're also a short drive from Howard Vineyard and LOT.100 in Hay Valley.

All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the information is accurate, and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice.