

**85/50 Andrews Road, Penfield, SA, 5121**



**House For Sale**

Monday, 18 November 2024

85/50 Andrews Road, Penfield, SA, 5121

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Mike Lao

0882811234

## Your Golden Years in a Thriving Retirement Community!

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*

Virtual Tour Link: <https://my.matterport.com/show/?m=aU7hhLhRupH>

To submit an offer, please copy and paste this link into your browser:

<https://www.edgerealty.com.au/buying/make-an-offer/>

Mike Lao, Tyson Bennett and Edge Realty RLA256385 are proud to present to the market this 2-bedroom, 1-bathroom corner block home that offers a serene lifestyle in the friendly Northern Community Residential Village. This property is ideal for those over 50, looking to downsize and enjoy the benefits of a gated community and well-maintained grounds. The village also includes a designated parking space for guests, and there is easy access to public transport options and a shuttle service for convenient commuting.

Step inside to be greeted by the inviting lounge room with large windows that allow natural light to flood the room, a ceiling fan and split-system air-conditioning ensure you remain comfortable year-round.

From here you can head into the kitchen/meals area. In the U-shaped kitchen you'll find a built-in pantry for extra storage, a freestanding Euromaid electric cooktop and oven, plus a single sink to make clean up a breeze. Durable laminate cabinetry and benchtops provide ample preparation and storage space for all your culinary needs. Easy-care vinyl floating floors complete this functional space.

Both bedrooms provide a serene sanctuary featuring mirrored built-in robes, roller blinds and comfortable carpet flooring. The master comes with roller shutters and a ceiling fan, while bedroom 2 enjoys direct access to the backyard. They are serviced by a central bathroom featuring a step-in shower, vanity, and toilet.

Outside, the external laundry comes with a trough, and helps with keeping noise to a minimum inside the home. There is also a garden shed to store your outdoor essentials and keep the space clutter-free.

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Key features you'll love about this home:

- ?No stamp duty, exit fees, council or water rates
- ?Site fees are approximately \$170 per week and Centrelink may offer rent assistance for eligible residents
- ?Fujitsu split-system reverse-cycle air-conditioning unit in lounge
- ?Single carport with automatic roller door and rear access for off-street parking
- ?Secure village with a boom gate entry, and staff on call for emergencies
- ?Enjoy activities with like-minded individuals hosted at the village and social club groups that meet regularly
- ?Bus shuttle service to Elizabeth Town Centre, Salisbury Parabanks and Munno Para Shopping Centre on weekdays
- ?BBQ facilities and community garden available onsite

Securely located within the Northern Community Residential Village this property is conveniently within close proximity to Elizabeth Shopping Centre, Medical Centres, cafes and parks. Enjoy the daily peace and quiet while also being able to access the multitude of local amenities!

Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!

Internal Living / 51.1sqm (approx)

Total Building / 89.4sqm (approx)

Construction / Weatherboard

Gas / Not Connected

Sewerage / Septic

For additional property information such as the Village Map or Flyer, please copy and paste this link into your browser:  
<https://vltre.co/Ern5OT>

If this property is to be sold via Auction, we recommend you review the Vendors Statement (Form 1) which can be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Please contact us to request a copy of the Contract of Sale prior to the Auction.

Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: <https://www.edgerealty.com.au/>

Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.

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 representation is given or made as to the correctness of information supplied and neither the Vendors or 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.