



220 President Avenue, Andrews Farm

## Modern Comfort and Easy Living in Andrews Farm

Built in 2021, this conventional-style home delivers the perfect blend of space, functionality and low-maintenance living. Offering four well-proportioned bedrooms, generous open-plan living and a seamless connection to outdoor entertaining, it will appeal to first home buyers, young families and savvy investors looking to secure a quality property in this fast-growing northern suburb.

Positioned on a 375sqm (approx.) allotment with 174sqm (approx.) of living, the home features a well-considered layout, with a light-filled kitchen, meals and family area forming the heart of the home. Complete with modern stainless-steel appliances, ample bench space and a walk-in pantry, the kitchen overlooks the rear alfresco entertaining area and lawned backyard, ideal for relaxed family living and weekend gatherings.

### Key Features

- Four well-proportioned bedrooms
- Master bedroom with walk-in wardrobe, ensuite, split system A/C and ceiling fan
- Bedrooms 2, 3 and 4 with built-in wardrobes
- Light-filled open-plan kitchen, meals and family living area

4  2  2 

**FOR SALE**  
\$750,000 - \$795,000

**VIEW**  
Sat 20th Jun @ 2:00PM - 2:30PM

**AGENTS**  
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**AGENCY**  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Modern kitchen with stainless steel appliances and walk-in pantry
- Split system air conditioning to the main living area
- Sliding doors connecting to the rear alfresco undercover entertaining area
- Secure garage accommodating two vehicles
- Additional off-street parking for up to two more vehicles
- Low-maintenance lawned backyard ideal for kids and pets

Perfectly positioned for convenience, this home places you close to everything Andrews Farm has to offer. Enjoy easy access to local cafes, shopping centres and everyday amenities, while nearby parks and reserves provide great spaces for outdoor recreation. Families will appreciate the selection of nearby schools and childcare options, while commuters will value the convenient access to public transport, including bus routes and the nearby train line, making travel to the Adelaide CBD and surrounding suburbs simple. Combining modern living, lifestyle and location.

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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## MORE DETAILS

|               |  |
|---------------|--|
| Property ID   | 2D43GJU  |
| Property Type | House  |
| House Size    | 174 m2   |
| Land Area     | 375 m2   |
| Including     | Air Conditioning<br>Ducted Cooling<br>Ducted Heating<br>Alarm<br>Dishwasher<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage |

### Ashley Palazzo 0414 347 884

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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