



**SOLD**

## Andrews Farm, 29 Riesling Crescent

Easy Care Living!



Built in 2010, this inviting 3-bedroom home is a perfect match for first-time buyers entering the market or savvy investors seeking a low-maintenance property with excellent rental potential. Designed for effortless living, it includes evaporative air conditioning and a reverse cycle split system in the living room, ensuring year-round comfort. The modern kitchen, complete with stainless steel appliances, flows seamlessly into an open-plan living area, creating a versatile space ideal for a contemporary lifestyle.

**For Sale**

\$530,000 - \$550,000

**View**

[ljhooker.com.au/2AZVGJU](http://ljhooker.com.au/2AZVGJU)

**Contact**

**Carla Doecke**

0456 830 122

[carlad@ljhsales.com.au](mailto:carlad@ljhsales.com.au)

**Features You Will Love:**

- \* Three bedrooms, including a master with a walk-in robe, ensuite, split system and access to a private courtyard
- \* Functional kitchen with a gas cooktop and electric oven
- \* Evaporative air conditioning throughout and a reverse cycle split system in the living area
- \* Study nook at the front of the home
- \* Private courtyard



**LJ Hooker Greenwith | Golden Grove  
| Mawson Lakes | Modbury  
(08) 8289 6660**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

\* Auto roller door

Currently tenanted on a fixed lease until May 2025 at \$430 per week, this property offers a solid investment opportunity with a reliable tenant in place. A current rental appraisal can be provided upon request.

Don't miss this fantastic opportunity to secure a property that combines convenience, comfort, and profitability.

Please note: Due to privacy reasons, no internal photos are advertised.

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## More About this Property

<b>Property ID</b>	2AZVGJU
<b>Property Type</b>	House
<b>House Size</b>	113 m <sup>2</sup>
<b>Land Area</b>	210 m <sup>2</sup>
<b>Including</b>	Air Conditioning Evaporative Cooling Dishwasher Built-in-Robes Secure Parking Fully Fenced

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Sales Specialist | [carlad@ljhsales.com.au](mailto:carlad@ljhsales.com.au)

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North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[greenwithgoldengrove.ljhooker.com.au](http://greenwithgoldengrove.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)



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