



525 Stebonheath Road, Andrews Farm

Starting Out, Slowing Down or Investing!




This quality home with 2 living spaces and flexible garaging/entertaining areas is sure to tick lots of boxes for the new owner. Add to this all the extras and a location that's close to local shopping, parks, schools and public transport, plus the express way that connects you directly to Adelaide and the Barossa Valley, then it's one that you must consider.

Built in 2013 this modern well-maintained home that's set on a generous low maintenance allotment of approx. 420sqm offers off-street parking, plus a double garage with internal and drive through access to the covered outside entertaining, that doubles as an extra carport with space for more cars or your special toys!

So, if you are looking for a sound investment that's ready for its next tenants, or you are starting out, looking for your first home or slowing down and downsizing, you need to consider this one.... it's better than the rest!

Features Include:

- Modern open plan living, opening onto generous lawn that's perfect for the kids and pets to play.

3  2  4 

FOR SALE
\$690,000 - \$720,000

VIEW
Sat 18th Apr @ 10:00AM - 10:30AM

AGENCY
LJ Hooker Property Specialists Gawler |
Barossa
(08) 8522 3311

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.

 **LJ Hooker**

- Second formal living/ lounge area.
- Well-appointed kitchen with gas cooking, dishwasher & excellent storage.
- 3 Bedrooms, master with walk-in-robe and ensuite.
- Bedrooms 2 and 3, both with built-in robes.
- Large outside entertaining area that doubles up as additional carport.
- Double garage with auto panel lift door and internal access.
- Rear roller door provides drive through access and space for additional toys!
- Multiple split system air conditioners provide year-round comfort throughout.
- Solar panels and storage battery to reduce those nasty power bills.
- Rental appraisal available on request.

You must be quick for this one!

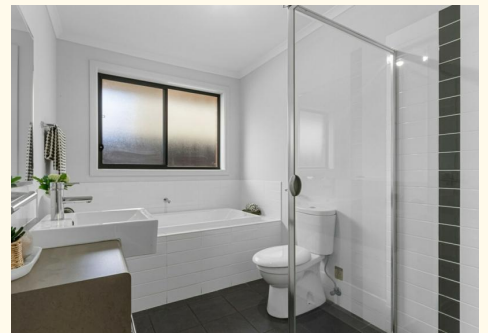
For any further information, or to make a time to inspect, please contact Steve Lund on 074 991 234.

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 343733

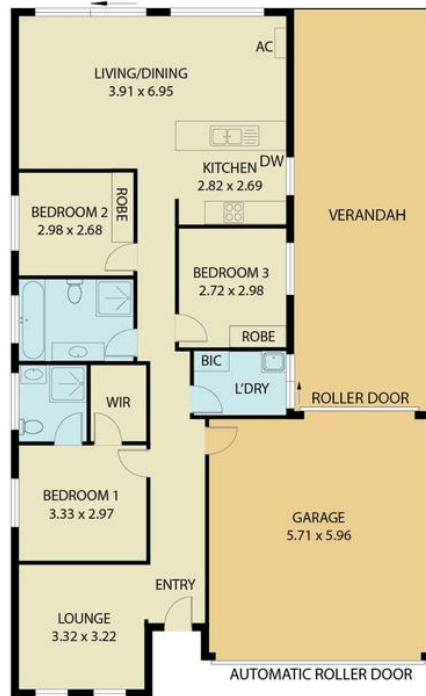
MORE DETAILS

Property ID	1W08G54
Property Type	House
House Size	113 m2
Land Area	420 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

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525 Stebonheath Road,
ANDREWS FARM



Living:	108.59SQ.M
Garage:	34.03SQ.M
TOTAL:	142.62SQ.M

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.