



ABERFOYLE PARK 42 Maple Avenue

\$465,000 - \$505,000

OVER 200SQM OF INTERNAL SPACE!

4 Bed | 2 Bath | 2 Car

Property Web ID: 14035208510

Beyond the fully enclosed front yard, this beautiful family home provides a versatile layout with bedrooms, bathrooms and living spaces on both levels.

Comprising:

- * Grand wide entrance featuring stained glass
- * Formal lounge with bay window
- * Kitchen with stone benchtop & stainless steel appliances including Chef's oven & dishwasher, plus a Butler's pantry
- * Dining/Family room adjoins the kitchen and flows to the outdoors
- * Alfresco undercover entertaining area
- * Two generous bedrooms on the ground level with BIR
- * Family bathroom and separate toilet
- * Separate laundry
- * Huge third living space upstairs ~ perfect retreat
- * Balcony to enjoy serene views
- * Master suite including WIR & ensuite
- * Fourth bedroom with BIR plus a powder room

Other highlights include:

- * Low-maintenance exterior with plenty of space
- * Generous carport
- * Neutral paint & sophisticated elegant touches, such as ceiling roses and the formal archway ~ lovely focal points that further compliment the vast amount of space on offer
- * Tiled traffic areas and soft carpeting upstairs
- * Energy efficient down lights
- * Generous windows providing plenty of natural light
- * Gas hot water



- * Ducted evaporative air conditioning
- * Rainwater tank
- * 5kW solar system

The local area is home to shops, services, grassy parks and recreation facilities. Public transport available on nearby Hub Drive with easy proximity to the 'Park and Ride' service. In just 15 minutes (approx.) you can reach the beautiful coast, or head inland to enjoy sublime wineries and the Adelaide Hills.

This is one to see in person! Contact Henry Vong to make it happen.

** The health and wellbeing of our clients, the community and our team is extremely important to us. Whilst we encourage people to continue property viewings, in the current circumstances surrounding COVID-19 we ask that you respect others' health. If you or others that you may have been in contact with, have returned from any interstate or overseas destination within the last 14 days or you are displaying any flu like symptoms please do not attend property viewings. **

Council: City of Onkaparinga
Council Rates: \$1,848.17 per annum
SA Water: \$179.37 per quarter
ESL: \$95.20 per annum
Land Size: 433sqm (approx)
Year Built: 1989
Zoning: Residential

INSPECT:

Sat 26 Sep, 1:00pm - 1:30pm
Sun 27 Sep, 1:00pm - 1:30pm



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