



## 5/16-18 Ryan Avenue Firle SA

3 1 2

Ideal for the astute investor, 1st home or downsizing.

Well maintained property in quiet group of only 5 homes.

Located in popular Firle and approx. 7kms from the CBD, this free standing 3-bedroom property is close to local shopping, public transport and quality schools.

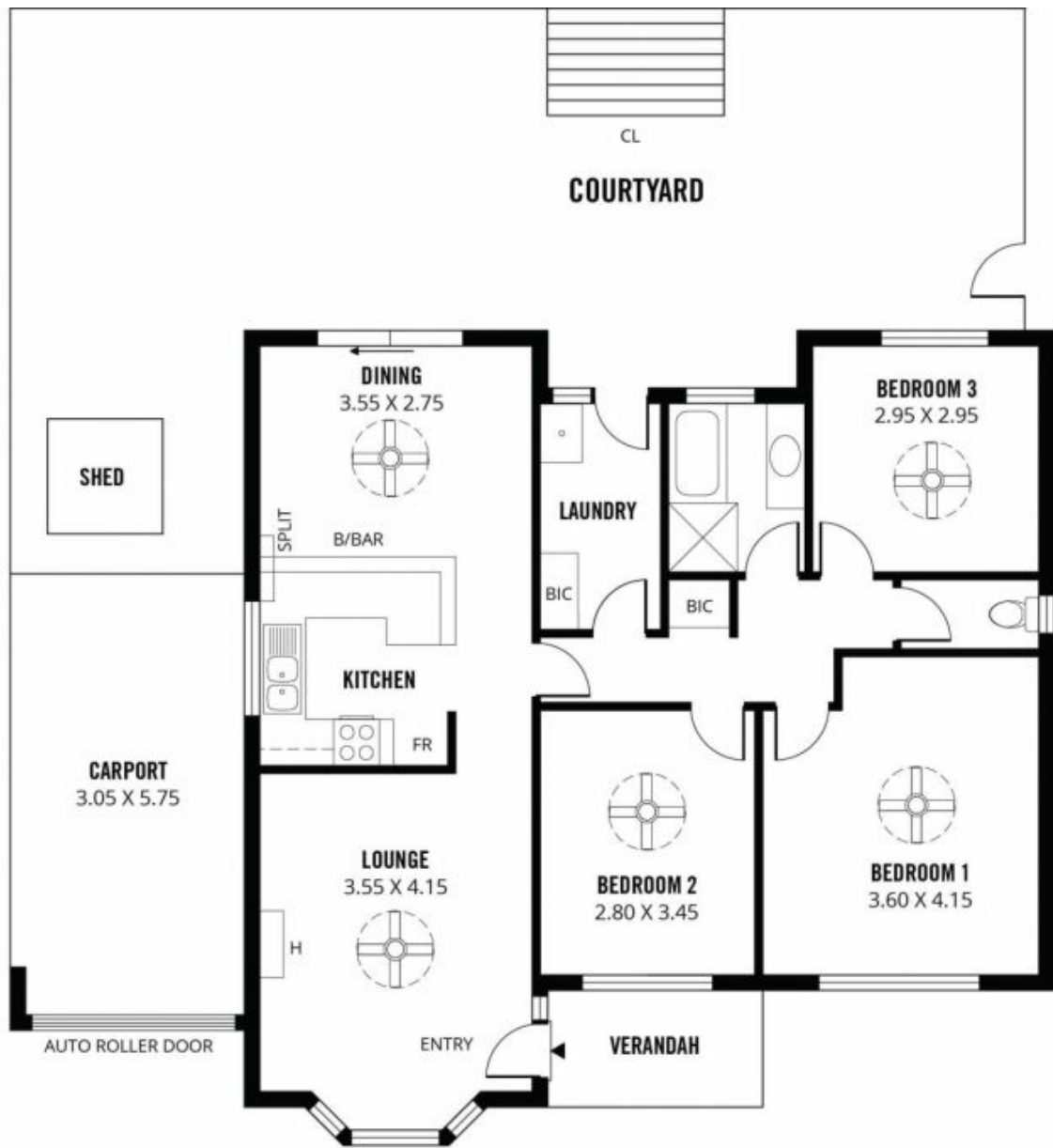
Features include:

- \* 3 good size bedrooms
- \* Formal lounge with bay window
- \* Separate tiled dining area
- \* 2.7m ceilings. Security alarm
- \* Kitchen with gas cooking, rangehood and breakfast bar
- \* Bathroom with separate shower. Separate laundry
- \* Split system heating/cooling, gas heating plus ceiling fans
- \* Secure and private low maintenance rear yard with small

**Price** : \$ 595,000  
**Land Size** : 331 sqm  
**View** : <https://www.adcorpgroup.com.au/sale/sa/ea-stern-suburbs/firle/residential/house/7128570>



**Frank Werner**  
**(08) 8361 3333**



**119m<sup>2</sup>**

**TOTAL**

5m

Living

2m<sup>2</sup>

Shed

13m<sup>2</sup>

Carport

4m<sup>2</sup>

Verandah



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.

Produced by **The Fotobase Group**