

**1 Roban Street, West Beach, SA 5024**



**House For Sale**

Wednesday, 15 May 2024

**1 Roban Street, West Beach, SA 5024**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 396 m2**

**Type: House**



Simon Beshara  
0402854021



Penny Papazis  
0405382460

## Auction on Site, Saturday 1st June

Auction Saturday 1st June at 12:30pm onsite (USP) Price Guide \$650,000 Simon Beshara and Penny Papazis of eXp Realty are proud to present to the market an opportunity to acquire this elegant, charming 2 bedroom home nestled in a fabulous tree lined street in this Blue Chip Suburb. This well maintained and updated homette ticks a lot of the boxes - perfect for downsizers, first home buyers, or astute investors! Sited on a corner allotment of approximately 396 sqm\*\*, ideal for parking and accessibility. Featuring 2 double bedrooms with built-in robes, polished floorboards, 2 x spacious living areas, modern bathroom and timber kitchen well equipped with plenty of cabinetry and quality appliances. Ducted reverse cycle airconditioning for all year round comfort, 2nd toilet and secure off street garaging. Outside offers extensive undercover entertaining areas ideal for your breakfast or BBQs/meals with friends and family. Walking distance to the magnificent beaches, close to facilities, transportation and schools. Features we love: \* Solid brick construction \* Torrens Titled Allotment of approximately 396 sqm\*\*\* Ideal for downsizers, first-time buyers, or investors \* Proximity to cafes, restaurants, and beaches \* Spacious living and dining area \* Kitchen with ample storage \* Ducted reverse cycle airconditioning \* Built-in robes and ceiling fans to bedrooms 1 & 2 \* Private courtyard and extensive undercover entertainment verandah \* Single garage with internal access \* Less than 400 metres from West Beach \* Zoning for Henley High School \* Solar electrical system \*\*If a land size is quoted it is an approximation only. To be Auctioned on site: Saturday 1st June @ 12.30pm. Contact Simon Beshara or Penny Papazis today to register your interest! Specifications: CT | 5995/271 Council | City of Charles Sturt Zoning | GN - General Neighbourhood Built | 1971 Land | 396sqm (approx)\*\* Council Rates | \$TBA per annum SA Water | \$TBA per quarter ES Levy | \$TBA per annum RLA 300185 Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. "The vendor statement may be inspected 3 consecutive days preceding the auction by contacting the marketing agents and at the auction for 30 minutes before it starts."