

**10 Blairgowrie Avenue, Edwardstown, SA 5039**



**Sold House**

Saturday, 17 February 2024

10 Blairgowrie Avenue, Edwardstown, SA 5039

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 481 m2**

**Type: House**



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**\$777,000**

Please contact Danielle Comer or Rachael Farror from Magain Real Estate for all your property advice. Welcome to Edwardstown, where this meticulously cared-for residence on a corner allotment eagerly awaits a new family poised to craft enduring memories in this cherished locale. The home's delightful kerbside allure, coupled with its flourishing front rose garden, radiates an inviting warmth. Upon entering, you're welcomed by a formal lounge bathed in natural light streaming through a generously proportioned window. This appealing space seamlessly connects to a casual meals area and an original kitchen boasting ample cupboard space. Glass sliding doors from the kitchen open up to the delightful rear yard. The master bedroom and bedroom two both feature built-in robes for added convenience, with easy access to the main bathroom. The toilet is conveniently situated at the rear of the home, adjacent to the laundry. A built-in cupboard in this area ensures additional storage space, promoting an organized and clutter-free living environment. For those who relish outdoor entertaining, this property offers a paved alfresco area, shaded by a stunning Frangipani tree. Beyond the alfresco space lies a capacious paved yard surrounded by meticulously tended vegetable beds and two tool sheds. Noteworthy features encompass a single garage with a roller door, along with ducted evaporative cooling and a gas radiant heater, ensuring year-round comfort. Nestled in a community surrounded by esteemed local private and public schools, well-connected public transport options, and convenient shopping destinations, this residence transcends the definition of a mere house. It provides the idyllic backdrop for your family's next chapter, where the journey of creating cherished memories unfolds. All floorplans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. Magain Real Estate Happy Valley RLA | 222182