

**109 Richmond Avenue, Melrose Park, SA 5039**

**House For Sale**

Monday, 22 April 2024

109 Richmond Avenue, Melrose Park, SA 5039

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 741 m2**

**Type: House**



Shane Boon  
0883528111

**\$850k**

AUCTION ONSITE (UNLESS SOLD PRIOR) Welcome to 109 Richmond Avenue, a charming 3-bedroom, 1-bathroom home nestled in the heart of Melrose Park. Built in 1960, this residence exudes a timeless appeal and offers comfortable living spaces situated on a generous 741 square meter allotment. Upon arrival, you'll be greeted by a well-maintained exterior and a spacious front yard, providing ample curb appeal and a welcoming atmosphere. Step inside, where you'll find a cozy living room bathed in natural light, offering the perfect space for relaxation and entertainment. The kitchen, featuring ample cabinet space, is sure to delight the chef in the family. Adjacent to the kitchen is a versatile dining area, ideal for enjoying meals with family and friends or casual gatherings. The home boasts three bedrooms and 2 living rooms, each offering comfortable accommodations and plenty of natural light. A shared bathroom completes the living quarters, providing convenience and functionality for daily routines. Outside, the expansive backyard presents endless possibilities for outdoor enjoyment. With plenty of space for gardening, entertaining, or simply soaking up the sunshine, this backyard oasis is sure to be a favorite spot for everyone. Situated on a generous 741 square meter allotment, this property offers ample space for future expansion or potential enhancements, making it an excellent investment opportunity (STCC). Conveniently located near parks, schools, shopping, and dining options, 109 Richmond Avenue offers the perfect combination of suburban tranquility and urban convenience. Don't miss your chance to make this charming residence your new home. This residence enjoys an enviable location near renowned shopping destinations like Castle Plaza and Pasadena Shopping Centre, providing an abundance of options for retail indulgence. Commuting is effortless with convenient access to public transport, ensuring swift journeys to the CBD via buses within minutes. Families will appreciate the proximity to top-tier educational institutions such as Unley High School and Emmaus College. Adding to the allure, residents have easy access to the picturesque beaches of Glenelg and the scenic Adelaide Hills via the freeway. What we love: • Lock up garage with roller door • Large family room providing endless use opportunity • Perfect flow through the living room, dining and kitchen. • Abundant backyard with a well established garden • Potential to extend the property (STCC) • Ducted air conditioning throughout the home for comfort • Floorboards • Located in the ideal suburb of Melrose park, making travel around Adelaide very convenient. Property Details: Title // Torrens Titled Council // City of Mitcham Year Built // 1960 Zone // SN - Suburban Neighborhood Land // 741sqm (Approx) House // 155sqm (Approx) SA Water // \$195.00 PA (Approx) Council Rates // \$1,808.00 PA (Approx) Emergency Services Levy // TBC (Approx) Disclaimer: 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. The Vendor's Statement may be inspected at any Harcourts Sheppard office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.