

10a Allambee Avenue, Edwardstown, SA 5039

GaryJSmith

House For Sale

Monday, 29 January 2024

10a Allambee Avenue, Edwardstown, SA 5039

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 445 m2

Type: House



Chanelle Afs

\$775,000 - \$805,000 Offers Close 20/2 @ 12pm (USP)

With easy access to everything Edwardstown has to offer, this 2008-built courtyard is clean-lined, contemporary and presented to perfection. Lined with timber floating floors, the entry opens to a formal front lounge area which captures beautiful morning light and would happily double as a home office. Three bedrooms staggered along the hall include a generous master suite with walk-in robe and ensuite bathroom, while a central family bathroom with bath, shower and separate toilet and powder room services bedrooms two and three. An inviting shaker-style kitchen offers a dishwasher, raised breakfast bar and walk-in corner pantry to home cooks, overlooking a picturesque dining and adjacent living space overseeing the alfresco and expansive backyard. Outside, you'll be pleasantly surprised with a larger-than-you'd-expect backyard complete with lawn space and beautifully manicured hedge border, plus the addition of raised garden beds ready to supplement your food shop. A pitched roof pergola overlooks it all; the prime spot for outdoor entertaining. We love: - Fully landscaped & low maintenance - Ducted reverse cycle air conditioning - Torrens Titled - Secure roller door garage with internal access + extra off-street parking - Separate laundry - Built-in robes to bedrooms 2 & 3 With easy access to a myriad of local reserves and playgrounds and schools, bus and train transport, Park Holme, Castle Plaza, Westfield Marion and Pasadena Green Shopping Centres, Flinders University Tonsley & Flinders Medical Centre and less than 6kms to the beach and less than 10(kms) to the CBD, there won't be any complaints when it comes to location. The perfect investment or most convenient easy-care courtyard. Put 10A Allambee on your must-see list! Specifications: CT / 6015/776 Council / City of Marion Built / 2008 Title / Torrens Council Rates / \$1,482.09 p/a approx. SA Water / \$160.16 p/q approx. ESL / \$276.65 p/a approx. Gary J Smith You're Home RLA 150557