

**10a Felix Street, Dover Gardens, SA 5048**



**House For Sale**

Monday, 20 November 2023

10a Felix Street, Dover Gardens, SA 5048

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 499 m2**

**Type: House**



Sandy Robinson  
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Travis Denham

## Contact Agent

Sandy Robinson and Travis Denham proudly present to the market 10a Felix Street, Dover Gardens. Nestled behind and among quality homes is this immaculately presented, four-bedroom, two bathroom home that is sure to impress! Boasting quality features throughout a function floor plan, inclusive of an open-plan living, dining and kitchen area and the addition of an outdoor entertaining space. From the moment you step into the home you will notice the warm and welcoming ambiance throughout as you are greeted by open-plan living, dining and kitchen area. The idyllic entertainer is sure to adore the layout as it not only allows an abundance of space for your guests to utilise but it also offers direct access to the outdoor entertaining space via glass sliding doors. The master chef of the home will be sure to love the functional kitchen that is complete with ample cabinetry space and quality stainless steel appliances including a dishwasher, gas cooktop with a rangehood and oven. You will also enjoy the extensive bench space for food preparation or casual meals. Completing the home are the three generously sized bedrooms that all feature picture windows. The master bedroom is complete with a practical built-in robe and fully equipped ensuite. The layout of this floorplan is extremely functional with all bedrooms within close proximity to the home's main bathroom. The bathroom includes a vanity, toilet, bathtub and shower. Additional features of the home include a second spacious living area that can be used as the fourth bedroom, as well as an equipped laundry room. Heading outside, you will find the single lock-up garage with internal access and an automatic roller door as well as additional driveway space with room for the caravan, if you do so require. At the rear of the home, you can enjoy entertaining family and friends out in the paved patio area whilst watching the kids and pets play on the low-maintenance lawn. As far as location goes you really cannot get much better than this! With numerous schools all within a close proximity such as; Darlington Primary School, Warradale Primary School, Brighton Primary School, Seaview Downs Primary School, Seaview High School and Brighton Secondary School. Not to mention the home being just around the corner from Marion Shopping Centre as well as having easy access to public transport with the Marion Bus Interchange nearby as well as Oaklands Train Station. There's also plenty of fun activities nearby which you can enjoy with the whole family, with Marion Bowling Club and Marion Oval nearby, and you're only a short drive away from the beach. Flinders Medical Centre, Sturt Police Station and Flinders University are not far away. Just to top it all off it's only an 28-minute drive will land you in the Adelaide CBD, via the expressway; it really just doesn't get much better than this. Disclaimer: All floor plans, 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. (RLA 299713) Magain Real Estate Brighton Independent franchisee - Denham Property Sales Pty Ltd