

11 Curtis St, Woodville South, SA, 5011

Sold House

Friday, 19 May 2023



11 Curtis St, Woodville South, SA, 5011

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Anthony Fonovic
0872252525



Tony Press
0420561600

A Fantastic First Home Or Great Investment Opportunity

Anthony Fonovic & Tim Morris Real Estate are proud to present this solid brick 1940's home perfect for the 1st homebuyer looking to get their foot in the property market or the investor looking to increase their investment portfolio with an excellent yielder.

This solid built 3 bedroom home with ducted reverse cycle A/C is move in ready yet offers scope for further improvements to create some excellent value over time.

The great size kitchen boasts quality cabinetry with stone benchtops and soft closing drawers, a mass of storage including a double bank of pantries and appliances including dishwasher, electric cooktop and oven and accesses the large sun filled separate dining and lounge rooms.

All bedrooms are of generous proportions with the master offering a ceiling fan for extra comfort and bedrooms 2 & 3 both with built-in-robos.

The bathroom boasts a vanity with combined bath and shower and to the rear of the home, space is no issue with the great sized laundry.

Ideal for all year round entertaining, enjoy the large fully paved undercover patio overlooking the raised garden bed eagerly awaiting the green thumb to turn the space into a botanic delight.

This low maintenance corner allotment situated on 500m² (approx) provides ample vehicle accommodation including a lengthy carport, and for the home handyman or tradesperson the detached solid brick workshop or utility room.

Other features you'll love include:

- R/C ducted air-cond
- Rainwater tank
- Low maintenance gardens
- Security Alarm System
- Auto sliding gate

Perfectly positioned between the city & the sea with around 7km to the CBD & Semaphore where you can enjoy its long sandy beaches, leisure activities, hotels & a great choice of cafes & restaurants and only a stone's throw away from the Queen Elizabeth Hospital.

Enjoy several public transport options with the bus only 350m away. Local schools include Nazareth Catholic College, Findon & Woodville High, Our Lady Of La Vang & Seaton Park Primary School all within around 1km or less from your doorstep.

SPECIFICATIONS

Year Built: 1940

Land Size: 500sqm (approx)

Council: Charles Sturt

Council Rates: \$ T B A pq

Water Rates: \$ T B A pq

Sewerage Rates: \$ T B A pq

ESL: \$ T B A pa

Estimated Rental: \$475pw

The accuracy of this information cannot be guaranteed & all interested parties should seek independent advice.

RLA 274675