

11A Felix Street, Dover Gardens, SA 5048

NOAKES
NICKOLAS

House For Sale

Tuesday, 14 May 2024

11A Felix Street, Dover Gardens, SA 5048

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 447 m2

Type: House



Jake Billich
0881663989



Darcy Harcourt
0435756245

\$850K

Best Offers By Monday 3rd of June at 10am (Unless Sold Prior). Welcome to 11A Felix Street, Dover Gardens, an equally spacious and stylish contemporary home offering a bit of everything for the discerning buyer or astute investor. Built in 2004, this neatly maintained, conventional three-bedroom home features a contemporary feel set in location defined by its impressive coastal connectivity. Whilst the exterior radiates a refined charm with its rendered facade, the interior impresses with its neatness and modern touches. It's a house that's perfect for first-time buyers looking for a hassle-free start in homeownership, or for investors seeking a low-maintenance opportunity in a desirable locale, whilst also offering space and style to suit families. Property features:- Three generous bedrooms, neatly carpeted for added comfort.- An open-plan living area perfect for entertaining or simply relaxing.- Modern kitchen fully equipped with an island, gas cooktop, and dishwasher.- Low-maintenance lawned area, complete with a pergola for outdoor enjoyment.- Convenient laminate flooring in the living areas ensuring easy cleaning.- Built-in robes and a walk-in robe for ample storage options.- Ensuite to the main bedroom for added privacy and convenience.- Efficient split reverse cycle air conditioning for year-round comfort.- A single garage plus additional parking space for one more vehicle.- Undercover entertaining area for hosting friends and family. One of the highlights of this property is its prime location. Take a leisure stroll to the renowned Patrilli Wines or drive a mere two minutes to Seacliff & Brighton Beaches. A 20-minute drive can lead you to the heart of McLaren Vale, where you can embrace the warmth of the local community. In addition, the property sits within the school zone for Seaview High School, adding to the many conveniences of living in Dover Gardens. With a perfect blend of neatness, functionality and location, this property at 11A Felix Street, Dover Gardens is an opportunity not to be missed. Land Size: 447sqm Year Built: 2004 Frontage: 9.15m Title: Torrens Council: City of Marion Council Rates: \$1614.42 PASA Water: \$390.44 PQES Levy: \$100.95 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.