

12 Barnett Avenue, Glynde, SA 5070



House For Sale

Wednesday, 6 March 2024

12 Barnett Avenue, Glynde, SA 5070

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 747 m2

Type: House



Nick Roma

0418891893

Auction On-Site Saturday 23rd March 2:00PM

Get ready to renovate and extend this stylish sandstone fronted residence of 6 main rooms plus a granny flat. The home is in great condition and offers a great starting point for astute home buyers, renovators, investors or developers keen to utilize the massive traditional allotment. The home offers 6 generous main rooms including 3 bedrooms in the main house. All bedrooms are double bed size with the master bedroom offering a built-in robe and split system AC. A generous lounge provides a large living space, complete with a wall air conditioner. A spacious kitchen with solid timber cabinetry, double sink and separate dining room offers ample room for the whole family. The original bathroom and separate laundry with toilet complete the interior. A massive rear yard has a full width rear verandah, drive through single carport and a detached granny flat featuring additional laundry amenities and another bathroom. Along with the rear granny flat, you'll also find a large storage space, with cellar access. Ideally located in a quiet street with the Payneham Swimming Centre and Library, plus the River Torrens Linear Park easy to reach, perfect for your daily recreation and exercise. Public transport is only a short stroll to Payneham Road. Both Marden & Firlie Shopping Centres are within easy reach, perfect for your weekly grocery and specialty shopping. Local Schools include East Torrens and East Marden Primary Schools with St Josephs and Trinity Gardens Primary plus Marden Senior and Charles Campbell Colleges also available. Investors, Homebuyers & Developers will all be interested in this unique opportunity. Be Quick!

Briefly:

- Solid brick, Basket Range Stone fronted home on massive 747m² allotment
- Great opportunity to renovate, redevelop or extend (STCC)
- 6 Main rooms
- 3 large double size bedrooms
- Main bedroom with built-in robe and split system AC
- Generous lounge with wall air conditioner and heater
- Spacious kitchen with solid timber cabinetry and double sink
- Separate laundry with toilet
- Massive rear yard leading to spacious granny flat
- Drive through carport
- Full width rear verandah

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Norwood, Payneham & St Peters Zone | HDN - Housing Diversity neighbourhood \\ Land | T747sqm (Approx.) House | 271.3sqm (Approx.) Built | 1958 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa