

12 Lincoln Avenue, Warradale, SA 5046



House For Sale

Monday, 22 January 2024

12 Lincoln Avenue, Warradale, SA 5046

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 495 m2

Type: House



Christopher Jenman
0404662701



Brad Donaldson
0451644099

Auction Saturday 10th February at 10.30am (USP)

After the perfect family home? Look no further, set in a brilliant location with convenience at your fingertips lies 12 Lincoln Avenue. Situated in close proximity to Westfield Marion, this residence offers a harmonious blend of comfort and accessibility. Upon entering, you'll notice the solid wooden jarrah flooring throughout the home, taking you through to a spacious open-plan living area. The kitchen is highly functional, featuring ample storage options, beautiful skylights, generous bench space, and top-of-the-line stainless steel appliances that cater to both practicality and style. The study is multi-functional, and provides the perfect space to get work done, be creative, or just kick back and relax - whatever fits your lifestyle. This home features four bedrooms, two of which are designed with built-in robes for efficient storage. The master bedroom is a retreat in itself, with the added luxury of an ensuite for your convenience. The main bathroom services the remaining bedrooms and is equipped with a relaxing bathtub, perfect for unwinding after a long day. Step outside to discover a tiled alfresco entertaining area, along with a large grassed area, providing an ideal space for outdoor activities and family enjoyment. The low maintenance gardens surrounding the property ensure easy upkeep and a tidy outdoor space. Additional features of this property include ducted air conditioning, a convenient garden shed, and a double garage. Beyond the confines of your new home, the location offers a wealth of amenities within easy reach. From the shopping delights at Westfield Marion to the sun-soaked shores of Brighton Beach and the recreational facilities at SA Aquatic Centre, every convenience is just a stone's throw away. The Warradale train line, a short distance from your doorstep, makes commuting to the CBD a breeze. For families with school-aged children, this residence is strategically located within the zoning for both Brighton Primary School and Brighton Secondary School, ensuring that quality education is just around the corner.

What we Love:

- Spacious open-plan living area
- Kitchen with ample storage, generous bench space, and stainless steel appliances
- Multi functional study
- Four bedrooms, two with built-in robes
- Master bedroom features an ensuite
- Main bathroom includes a relaxing bathtub
- Alfresco entertaining area
- Outdoor grass area for family activities
- Ducted air conditioning
- Solid jarrah wooden flooring
- Low maintenance garden
- Garden shed
- Double garage
- Proximity to amenities such as Westfield Marion, Brighton Beach, and Marion Aquatic Centre
- Easy access to Warradale train line
- Zoned for both Brighton Primary School and Brighton Secondary School
- Walking distance to Warradale Kindergarden.

Auction: Saturday 10th February 2024 at 10:30am (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton SA 5048 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences. 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.