

12 Ninth Avenue, Woodville North, SA 5012

Sold House

Wednesday, 23 August 2023

12 Ninth Avenue, Woodville North, SA 5012

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 710 m2

Type: House



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\$640,000

Auction Saturday 24th June 12.30pm on site, bidder registration from 12pm Ready to be occupied! An ideal first home, a great investment property or development site, sub-division potential for two new homes. (STCC). A comfortable home with three bedrooms, the main is extra large with a floor to ceiling triple width built in robe. The home has two separate living areas. A separate lounge room that overlooks the front garden, and a family room located at the rear of the home. The lounge room can accommodate a bigger sofa and flat screen TV. The lounge room could be utilized as a 4th bedroom if required. The family room is ideal for teens and makes a great games room. A separate kitchen dine meals is positioned at the front of the home. A gas upright stove for cooking, and there's ample kitchen cupboards for storage. The bathroom has been updated, tiled with a separate shower alcove + a glazed screen and a vanity unit. The toilet and laundry are both separate. There are two split system air-conditioning units keeping the home climate controlled all year round. Ceilings are insulated, and the home has solar panels keeping the power bills to a minimum. Undercover parking comprises of, a lock up drive through carport with a remote roller door. A triple iron garage with power and cement flooring, perfect for any home handy man or car enthusiasts. The rear yard is well established with a lawn area and garden beds. A large shade house will remain. The front garden setting is well established adding to the homes street appeal. The immediate location is convenient to, public transport with the bus off Hanson Road, shopping, variety shops, cafes, restaurants and Arndale shopping centre. Schools both public and private are nearby including the Regency tafe college. Regency Park golf course, and the Parks community centre with a public gym + heated pool. The Northern and Port expressways are easily accessible. Getting to either the city or the beach by car is approximately 20 minutes. The property is offered for sale by public auction on site the 24th day of June 12.30pm Terms and conditions for the auction will be displayed three business days prior the date of auction at our office 685 Port Road Woodville Park and the day of auction from 12.00pm. Bidders registrations commence on the day of auction from 12.00pm. The terms for the sale deposit, \$5,000 on the fall of the hammer + the balance of the 10% on the following business day.