

**12 Ramsey Street, Netley, SA 5037**

**House For Sale**

Wednesday, 12 June 2024

**GaryJSmith**

12 Ramsey Street, Netley, SA 5037

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 597 m2**

**Type: House**



Craig Smith  
0417979694



Nathan Clegg  
0415590706

## **\$825k to \$875k Best Offer By 24/6/24 at 12noon USP**

With a wide north-facing frontage less than 100m from Beare Avenue Reserve, this circa 1960's solid brick home presents plenty of options to its future owners. The entry immediately opens onto a welcoming living, dining and kitchen space bathed in natural light, exemplified by warm polished timber floors and fresh paint. The modest kitchen is neat, tidy and functional with the likes of a freestanding oven and gas cooktop, double sink, cream tiled splashback and plenty of scope for future upgrades. An exposed brick archway leads through to an essential second living room, where a feature corner combustion heater will keep things comfortable during the cooler months. Sliding doors from here open onto a covered and well protected alfresco entertaining space overlooking the backyard. Three bedrooms are on offer, including a front-positioned bedroom with built-in robes and northerly street outlook, while a big master bedroom has views to the backyard. The bathroom has been updated to include a huge vanity and super spacious shower, with the convenience of a separate w/c. Outside, a secure backyard is primed for little legs or furry friends with an expansive lawn space and some paving, leaving plenty of room for green-thumb enthusiasts or landscapers to weave their magic into this wonderful blank canvas. More to mention: - Large separate laundry - Garden shed - Drive-through carport - 597sqm (approx.) allotment Walk to the bus, Netley Kindergarten and an array of local reserves including Weigall Oval, with Kurralta Park Shopping Centre, the Airport and shops at your fingertips, perfectly central to city and sea. Future potential to redevelop two dwellings (subject to council consent), rent or start out and make this inviting family home your own. Don't miss this one. Specifications: CT / 5733 / 567 Built / 1963 Council / City of West Torrens Zoning / General Neighbourhood Land / 597m<sup>2</sup>