

**12 Reid Avenue, Felixstow, SA 5070**



**Sold House**

Saturday, 12 August 2023

12 Reid Avenue, Felixstow, SA 5070

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 822 m2**

**Type: House**



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**\$1,015,000**

Fantastic location nestled in the highly sought after Norwood Payneham & St Peters Council approx. 5.2km to the city and within walking distance to the beautiful parklands of the Torrens Linear Park with its vast walking and bike trails. Tightly held and well maintained by long term owners, this much loved solid brick home offers a large covered area to the front of the home to meet and greet family and friends. Upon entering you will be impressed by a huge hallway. The versatile floor plan offers three spacious bedrooms, solid timber kitchen with leadlight display cabinets overlooking casual meals/dine area, generous sized lounge highlighted with ornate ceiling rose and decorative cornices and a sparkling retro main bathroom. Other features include roller shutters to windows and zoned ducted reverse cycle air conditioning. Outside offers an extensive undercover area perfect for entertaining family and friends, an enormous carport with auto roller door leads to a lock up garage complete with a pit all providing undercover parking for up to five vehicles. An abundance of vacant land to the rear of the home opens the potential to extend the main home or room to install a swimming pool all subject to necessary approvals. For the keen chef there is a wood oven ideal for baking bread, various sheds provide for your storage needs, a variety of fruit trees, rainwater tank and delightful low maintenance gardens complete this fabulous family package with plenty of room for kids and pets to play. Investors take note this huge approx. 822sqm symmetrical allotment with approx. 18.28mtr frontage x 44.98mtr depth offers redevelopment or subdivision potential subject to all necessary consents. Walking distance to the Torrens Linear Park. Close to Marden Senior College, East Marden Primary school, local reserves, public transport, Marden Shopping Centre and Klemzig Interchange. Approx. 5.2km to the city. RLA 1866 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. Should this property be scheduled for auction, 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 commencement.