

12A Barr-Smith Avenue, Myrtle Bank, SA 5064



Sold Duplex/Semi-detached

Friday, 1 September 2023

12A Barr-Smith Avenue, Myrtle Bank, SA 5064

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 266 m2

Type:

Duplex/Semi-detached



Nicholas Baranikow

Contact agent

ONLINE AUCTION: Thursday 21/9/23 at 6pm. Registration to bid is required by Thursday 21/9/23 at 2pm This impressive 2009-built duplex home is situated in a lovely location opposite Ridge Park with ideal north aspect to rear, and would be perfect for a couple or family who want an easy-care lifestyle without sacrificing space, quality and entertaining options. Deceptive in size from the front, the home opens up on entry to reveal a wonderful layout with lots of light-filled space and plenty of storage options as well. School zoned to Glenunga International High School and Glen Osmond Primary School. Key features include;

- 3 bedrooms plus study
- 2 bathrooms including ensuite to master bedroom, as well as a powder room
- lounge area plus spacious open plan living and dining room
- excellent kitchen overlooking a side courtyard and pond
- covered outdoor entertaining area (under main roof) with timber decking, overlooking the rear garden
- large double garage with a separate workshop area plus a cellar/storeroom
- off-street parking for 2 extra cars
- solar electrical system with 18 panels (7.47 kW)
- ducted reverse-cycle air-conditioning for year-round comfort

This fine home offers excellent value and a special opportunity to enjoy a high-quality, low-maintenance lifestyle in a premium location!

General Information Summary: Council: \$2,206.70 pa SA Water: \$254.56 pqr ES Levy: \$148.20 pa Land Size: 8.53m x 57.84m = 492 m² Year built (approx.): 2009 Rental Estimate: tba For detailed information on the home, please visit www.bespokere.au