

13 Bristol Avenue, Enfield, SA 5085



House For Sale

Thursday, 13 June 2024

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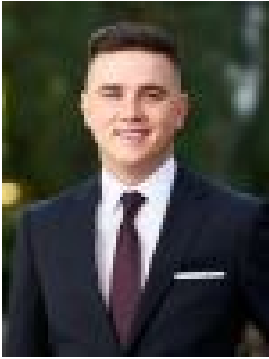
Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 690 m2

Type: House



Tristian Kennedy
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Auction On-Site Saturday 29th June 1:15PM

This spacious 3-bedroom, one-bathroom home is situated in a tranquil location, conveniently close to shopping and transport. Whether you are looking for a move-in ready space or the perfect canvas for your dream renovation, this sturdy brick home offers beautiful original features that enhance its family-friendly charm. Upon entering, you'll find a neat and tidy brick home with a fenced, level yard, perfect for children and pets to play safely. The large formal lounge, filled with natural sunlight, welcomes you with plush carpeting, a split system reverse cycle air conditioner, and a heater framed by a classic fireplace mantle. The layout is both practical and inviting, featuring three generously sized bedrooms, all serviced by a convenient bathroom, a separate toilet, and a dedicated laundry room. The separate dining, living, and lounge rooms provide flexibility, with sliding door access allowing these spaces to be opened up for larger gatherings or closed off for intimate family time and privacy. The well-appointed central kitchen/meals area is a standout feature, equipped with gas cooking, a dishwasher, and ample cupboard and bench space. From here, step out to the pergola, an ideal spot for outdoor entertaining. The verandah extends and overlooks the backyard. Plus there's a peaceful sunroom at the rear of the home, adding extra space for relaxation and entertainment. The garden is a haven for green thumbs and outdoor enthusiasts, boasting established fruit trees, a garden shed, a rainwater tank, and even a chicken coop. For parking, there is off-street parking on the driveway behind the front gate, and a gated carport that leads through to a large 10x4m garage, offering plenty of space for vehicles and storage.

Features:

- Spacious 3 bedrooms, 1 bathroom in quiet location
- Separate dining room
- Separate lounge room
- Central kitchen/meals area, gas cooking, dishwasher
- Peaceful sunroom
- Split system air conditioners
- Pergola for entertaining with extended verandah
- Garden shed, rainwater tanks, established fruit trees, chicken coop
- Off-street parking and gated carport
- Large 10x4m garage
- Less than 8km to Adelaide CBD

Located less than 8km from the Adelaide CBD, this home is perfectly positioned, and presents an excellent opportunity to secure a property in a sought-after location with a blend of original charm and modern convenience. Don't miss the chance to make this delightful family home your own.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: 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 it starts.

Grange RLA 314 251

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood Land | 690sqm (Approx.) House | 275sqm (Approx.) Built | 1969 Council Rates | \$1,304.75pa Water | \$173.98pa ESL | \$313.10pa