

13 Crittenden Road, Findon, SA 5023

**NOAKES
NICKOLAS**

Sold House

Tuesday, 15 August 2023

13 Crittenden Road, Findon, SA 5023

Bedrooms: 3

Bathrooms: 1

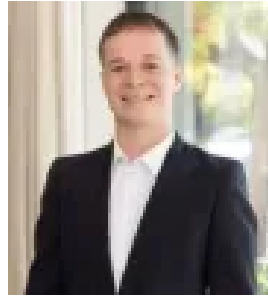
Parkings: 4

Area: 784 m2

Type: House



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\$870,000

Located in the sought-after suburb of Findon, this spacious 1960's home offers an ideal family lifestyle between the city and the sea. Offering three generous bedrooms, a large light-filled lounge room, and a well-appointed kitchen and dining area with ample storage space, the thoughtful floor plan is designed to accommodate comfortable living. Parking arrangements are abundant, single garage with a workshop, providing the perfect space for DIY enthusiasts or hobbyists, additionally, there is a second garage with a wine cellar, offering a unique opportunity for wine enthusiasts or those seeking extra storage. A double carport provides further convenient parking options for cars, boats or a caravan. Situated on a generous 784sqm block of land, the property boasts a spacious front yard and backyard, showcasing ample room for outdoor activities and entertaining, making it ideal for families with children and pets. The corner block convenience and expansive frontage further adds to the properties development possibilities, (S.T.C.C.). One of the standout features of this property is its zoning title, which combines residential and "suburban business" zoning. This unique characteristic opens up a range of wide redevelopment opportunities, making it an attractive option for prospective buyers looking to maximize the property's potential. Inside the home, you will discover charming character features, including beautiful timber floorboards and a stunning mosaic stone feature fireplace, adding a touch of elegance and warmth to the living spaces. For nature lovers and gardening enthusiasts, the property offers plenty of fruit trees, such as Grapes, Nectarines, Prunes and Persimmons, allowing you to enjoy the delights of fresh produce in your own backyard. Perfectly positioned, within a short 10-minute drive, you can find the pristine sands of Henley Beach, providing a perfect retreat for relaxation and enjoyment. The bustling Adelaide CBD is also conveniently located, reachable in under 15 minutes, making commuting a breeze. Moreover, the surrounding area boasts a variety of trendy restaurants and cafes along Grange Road, where you can indulge in delectable dining experiences and discover new local favorites. Don't miss this opportunity to secure a property that combines comfort, convenience, and exciting redevelopment potential. Land Size: 784sqm Year Built: 1963 Title: Torrens Council: City of Charles Sturt Council Rates: \$1,152.85 PASA Water: \$161.70 PQES Levy: \$136.45 PA Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.