

13 Forsyth Grove, Felixstow, SA 5070

House For Sale

Friday, 29 March 2024

TURNER.

13 Forsyth Grove, Felixstow, SA 5070

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 415 m2

Type: House



Xavier Davey



Lachlan Turner
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Auction 20 Apr at 1:30pm

Auction Saturday 20th April at 1:30pm - Unless Sold Prior This well presented one owner family home in a secure, secluded and convenient location is certainly a must see! You will be impressed by the street appeal and love the homely feel you get from the moment you arrive. With all the hard work already done for you, just move in right away, relax and enjoy! This well-proportioned low maintenance home is set on approximately a 415sqm allotment and has the ideal amount of space on the inside and out. With an inviting entrance and serviced by a generous master bedroom with an ensuite and walk-in robe and two further good size bedrooms with built-in robes and a family bathroom. A spacious kitchen / dining / living area that opens out to huge outdoor entertaining areas where you will share in many great times with your family and friends. Suitable home for couples, families, downsizers, retirees and investors, whatever you choose to do, this home will make for a great investment for many years to come. Within close walking distance to Linear Park, public transport via the O'Bahn and Klemzig Interchange, Marden Shopping Centre, cafes & eateries, schools, parks & playgrounds, all amenities, everything you need is right here! Also, just a short drive to The Parade for all your further shopping, dining and entertainment needs and just under 7kms to the Adelaide CBD. Main features:- Generous master bedroom with walk-in robe & ensuite- Good size bedroom two with built-in robe- Huge bedroom three with study nook and built-in robe- Family bathroom with separate w/c- Open kitchen / dining / living- Kitchen with gas stove, good bench space and storage- Breakfast bar- Amazing pergola and paved outdoor entertaining area with lights & fan- Huge veranda- New carpets in master bedroom and lounge room- Ducted evaporative cooling throughout- Gas heating- Solar system- Back yard for the kids and pets to play- Cubby house- Garden shed- Spacious remote single garage with internal and drive through rear access- Established and well maintained lawn and gardens- Lock up and leave low maintenance - Only 7kms to the CBD Don't miss out on this great opportunity on offer in this highly sought-after area and booming suburb in the inner east and in the most convenient of locations. What a great place to call home and to start and raise a family! To register your interest, for further information or to be kept updated on the Auction campaign, please contact Xavier Davey on 0422 001 529. **Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection **CT 5150 / 284 Title / Torrens Year built / 1993 Land Size / 415sqm (approx.) Council / City of Norwood, Payneham & St Peters Rental appraisal / \$650 per week (approx) Council Rates / \$1483.92 p.a. ESL / \$167.90 p.a. SA Water / \$268.64 p.q (approx) The Vendor's Statement (Form 1) will be available for perusal by members of the public:- (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Speak to TURNER Property Management about managing this property #expectmore RLA 62639