

**13 Neath Avenue, Dover Gardens, SA 5048**



**House For Sale**

Tuesday, 5 December 2023

13 Neath Avenue, Dover Gardens, SA 5048

**Bedrooms: 3**

**Bathrooms: 2**

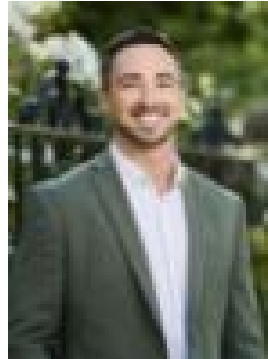
**Parkings: 3**

**Area: 449 m2**

**Type: House**



Pete Fallon



Cain Dover

0481759222

### **Best offer by 18th December (USP)**

Contact Pete Fallon for viewing times. Located in the highly sought after suburb of Dover Gardens and bordering South Brighton, this beautiful family home on a great size block is sure to appeal to investors, families and downsizers alike. Dover Gardens is highly sought after due to its close proximity to everything - Westfield Shopping Centre is just down the road and has all your shopping and entertainment needs. Busses are readily accessible and the Oaklands Railway Station is only a short drive. Flinders Uni & Hospital are just up the road and there are great quality schools around, including Seaview High School and Stella Maris. Patritti Winery is only 500 meters away and the beautiful Brighton Beach is a short 5 minute drive - there is so much to love about this location! As you approach the home you will appreciate the amount of off street parking available, allowing room to park the boat or camper trailer. Entering the home you are greeted with a great size lounge room, the perfect space to unwind after a long day at work. The lounge has beautiful plantation shutters on the windows, to add to the class of the home. The master bedroom is set back from the front of the home, allowing for extra peace and quiet and features a large walk in wardrobe and great size ensuite. Bedrooms 2 & 3 are also a great size and have built in wardrobes. At the heart of the home is the open plan living area - the kitchen overlooks the dining and living and has an abundance of benchspace and cupboard storage, walk in pantry and features all the essential appliances such as gas cooktop and dishwasher. The dining and living room flowing from the kitchen makes entertaining family and friends a breeze. For year round comfort, ducted evaporative cooling and ducted gas heating have been installed through the home. Heading outside you are in for a treat - sitting on 449sqm of land, this isn't your ordinary courtyard home. The alfresco flowing from the living area means indoor/outdoor entertaining is easily achieved. The lawn is plenty big enough for the kids and pets to run around and play on, and there is a courtyard area at the rear of the property as well as a good size shed for the handyman to tinker around in. With all this on offer, make 13 Neath Avenue in Dover Gardens the top of the shopping list - book your viewing today! For more information or to register your interest contact Pete Fallon (RLA325453)