

**13 Roban Street, West Beach, SA 5024**



**Sold House**

Wednesday, 3 April 2024

13 Roban Street, West Beach, SA 5024

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 585 m2**

**Type: House**



Josh Morrison  
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Brett Taylor  
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**\$1,250,000**

Please contact Josh Morrison from Magain Real Estate for all your property advice. Currently tenanted @ \$580 per week on a periodic lease. This immaculate solid brick home offers a great opportunity, sitting on a 585m<sup>2</sup> (approx.) allotment with a 19.20 metre frontage and is only a 200 metre walk to the beach. As you walk inside, you are greeted by the spacious living area with timber flooring and large windows to bring in natural light. Walk through to the lovely meals area and modern kitchen with pantry, gas cooking, dishwasher and plenty of cupboard and bench space. There are three double sized bedrooms (all with built-in robes and ceiling fans) which easily accommodate the whole family and guests when they stayover. There is also an extra room which can be utilised as a 4th bedroom/study or retreat for the kids. Servicing the bedrooms is the central main bathroom with separate toilet and a generous size laundry with direct access to outside. You will be pleasantly surprised by the size of the backyard with an undercover verandah for those summer get togethers, awnings for extra shaded area, manicured lawns as well as a double length garage with drive thru access to the backyard. The kids and pets will love secure space outside with a cubby house. Those that like to tinker around will love the space the shed provides. The home is sure to appeal many buyers with the home open to a modern makeover from a savvy renovator or it may also make way for brand new builds (STCC). It could also be your first home on a family-sized block near the beach with updates done at your leisure. The flexible floorplan also makes it an ideal investment property – the choice is yours! Set in a quiet street in a perfect location, you are moments away from shops, transport facilities, quality schools and one of Adelaide's best beaches! Don't miss this opportunity to secure your own beachside home. All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 310071)