

**136 Diagonal Road, Warradale, SA 5046**



**Other For Sale**

Thursday, 15 February 2024

136 Diagonal Road, Warradale, SA 5046

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Other**



Wayne Tuong  
0420351001



Christopher Jenman  
0404662701

## Auction (USP)

Welcome to 136 Diagonal Road, a charming 3-bedroom original home that stands as a renovator's delight in the heart of Warradale. This property is a rare gem, boasting great condition and untapped potential on a generous sized block. Step inside to discover a spacious, open-plan living and dining area that invites you to relax and refresh. The kitchen features a large breakfast bar and ample cupboard storage, setting the stage for culinary creativity. The three generous bedrooms each come with built-in robes, providing convenient storage solutions. The main bathroom, complete with a bathtub, caters to the needs of all bedrooms, ensuring comfort and functionality. Venture outside to find a sprawling undercover verandah, perfect for hosting family get-togethers or entertaining guests in style. A handy outdoor shed offers convenient storage, enhancing the practicality of this property. Additional features include ducted air conditioning and a single secure garage. Situated in close proximity to the SA Aquatic + Leisure Centre and Westfield Marion, this home also offers a mere 9-minute drive to the sandy shores of Brighton Beach and the vibrant Jetty Road Brighton. Enjoy the abundance of cafes, restaurants, and specialty shops that the area has to offer. Families will appreciate the nearby Brighton Primary School and Brighton Secondary School, making 136 Diagonal Road an ideal and convenient location to call home.

**What we Love:**

- Renovator's delight in great condition
- A generous-sized block approx. 600sqm
- Spacious, open-plan living and dining
- Kitchen with large breakfast bar and plenty of storage
- Three spacious bedrooms with BIR
- Main bathroom with bathtub
- Large undercover verandah entertaining area
- Outdoor shed for storage
- Ducted air conditioning
- Single secure garage
- Close proximity to SA Aquatic + Leisure Centre and Westfield Marion
- 9-minute drive to Brighton Beach and Jetty Road Brighton
- Nearby Brighton Primary School and Brighton Secondary School

**Auction:** Saturday, 9th March 2024 at 2:00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. **PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.