

13E Rugby Street, Dover Gardens, SA 5048

**NOAKES
NICKOLAS**

Sold House

Sunday, 13 August 2023

13E Rugby Street, Dover Gardens, SA 5048

Bedrooms: 3

Bathrooms: 2

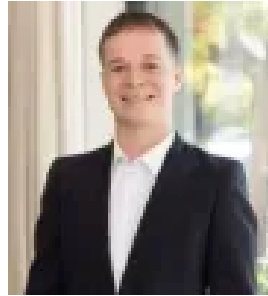
Parkings: 3

Area: 270 m2

Type: House



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Contact agent

Ideally located between Brighton Beach and Westfield Marion, this stylish 2014 three-bedroom home is ready to provide an easy-care address with endless possibilities at your fingertips. Overlooking Crown Street Reserve, including courts for netball and basketball, enjoy an extended front yard ideal for ball games and stretching your legs. Behind an immaculate façade, enter the central hallway onto high sheen tiles and take note of a neutral palate of white, silver and shades of grey, the perfect base to apply your own personal style. Along the hall, three carpeted bedrooms provide comfortable sleeping quarters. On the front of the home, the main bedroom includes park views, a walk-in robe and private ensuite bathroom with a granite-topped vanity and feature basin, while the third is fitted with built-in robes. Servicing bedrooms two and three is the fully-tiled bathroom, keeping in style with the ensuite and adding a freestanding bath. Open plan living expands between the dining, family and kitchen while seamlessly integrating the secure courtyard beyond thanks to sliding glass doors, with hardy established plants running the length and providing lush greenery. The kitchen includes an island and breakfast bar, timeless granite benchtops and sleek cabinetry, with stainless steel appliance including a gas cooktop and rangehood. It's easy to imagine entertaining here, whether you settle in for an intimate winter dinner party indoors or firing up the BBQ and running a long table in the courtyard under the sun. Finally, you'll love the versatility provided by an adjacent second lounge room, the perfect spot to curl up for a cosy afternoon of movies. Polished, comfortable and easy to maintain, this wonderful Dover Gardens address puts the emphasis back on your pleasure. Enjoy exploring your new neighbourhood from Rugby Street, from the beautiful nearby beaches to Patrilli Wines cellar door around the corner, coffee at Banks and Brown, and all the possibilities of Westfield Marion, ideal for cinema lovers and avid shoppers alike. More features to love:- Secure garage with auto door and further off-street parking- Reverse cycle ducted A/C throughout- Instant gas hot water system- Rainwater tank and low maintenance paved surrounds- Zoned to Seaview High, walking distance to Darlington Primary and within the catchment area for Dover Kindergarten- Easy access to public transport along Morphett and Sturt roads- Just 400m to the shopping convenience of Westfield Marion, 2km to Brighton Beach and 10.5km to the Adelaide CBD

Land Size: 270sqm
Year Built: 2014
Title: Community Council:
City of Marion
Council Rates: TBASA
Water: TBA
ES Levy: TBA
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.