

**14 Branston Avenue, Devon Park, SA 5008**

**HARRIS**

**Sold House**

Friday, 3 November 2023

14 Branston Avenue, Devon Park, SA 5008

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 300 m2**

**Type: House**



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**\$785,000**

Discover the perfect family oasis just minutes from Adelaide's bustling CBD in the heart of Devon Park, South Australia. This 3-bedroom gem is the epitome of modern convenience, offering a harmonious blend of comfortable living and low-maintenance style, making it an ideal haven for young couples looking for their dream home.

**Open Plan Living:** The spacious open-plan living area is perfect for both relaxing and entertaining. Enjoy the seamless flow from the living room to the dining area and kitchen, creating a warm and inviting space for quality family time.

**Modern Kitchen:** The well-appointed kitchen features contemporary appliances and ample counter space, making meal preparation a breeze. Whether you're a seasoned chef or a novice cook, you'll love the functionality of this space.

**Private Retreat:** Three generously sized bedrooms provide comfort and privacy for your family. The master bedroom includes a walk-in closet and en-suite bathroom, creating a true sanctuary.

**Low Maintenance Yard:** The easy-to-maintain backyard is perfect for those who appreciate outdoor space without the hassle. It's an ideal area for weekend barbecues, gardening, or simply relaxing with a book.

**Location:** Situated in Devon Park, you're only minutes away from Adelaide's CBD, providing easy access to work, entertainment, and all the amenities the city has to offer. The neighbourhood also boasts excellent schools and parks for families.

**Must have features!**- Open plan living- Ducted reverse cycle air-condition- Dual access off street carparking- Light filled throughout- Well appointed modern style kitchen with great bench space- Stainless steel appliances- Secure fencing to front, electric gate, side access gate- Enclosed garage with electric roller door- Video intercom and security doors- Day/night blinds to windows and panel blinds to sliding doors to outdoor area- Established gardens - Well sized bedrooms all with good storage and much much more!

Currently tenanted until 9/2/24

Specifications: CT / 6082/818 Council / Port Adelaide Enfield Zoning / GN Built / 2014 Land / 300m<sup>2</sup> Frontage / 13.3m Council Rates / \$1,284.65pa Emergency Services Levy / \$146.75pa Water Rates / \$172.44pa Estimated rental assessment / \$550 - \$650 per week / Written rental assessment can be provided upon request

Nearby Schools / Brompton P.S, Challa Gardens P.S, Kilkenny P.S, Woodville H.S

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