

**14 Rogers Street, Goodwood, SA 5034**



**House For Sale**

Thursday, 13 June 2024

14 Rogers Street, Goodwood, SA 5034

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

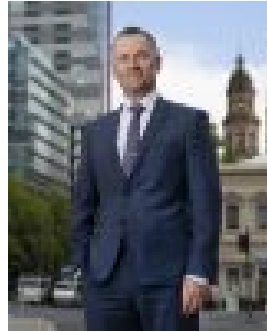
**Area: 421 m2**

**Type: House**



Chris Xu

0404882311



Andrew Downing

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## **Auction Fri 28th Jun 1:30 PM (U.S.P)**

This appealing residence is situated in the sought after, blue-chip suburb of Goodwood, just on the edge of the city and offers convenient proximity to excellent schools, the central business district, upscale dining, unique shops, and cultural experiences. It embodies the essence of modern urban living. Spend your weekend at Capri Theatre for entertainment and savor a relaxed morning at Wayville Farmers Market, surrounded by fragrant flowers and fresh local produce. Leave your car behind and venture into the trendy restaurants and cafes along King William or Goodwood Road. Hop on the tram or enjoy a leisurely walk through the parklands into the city. An ideal life awaits, blending entertainment, tranquility, and discovery! This home is situated in the coveted zoning area for Glenunga International High School, renowned for its academic excellence. Additionally, it offers easy access to Adelaide High School and Unley High Schools, both esteemed institutions. Moreover, within walking distance, you'll find Goodwood Primary School and Pulteney Grammar School, providing a range of educational options to suit diverse needs and preferences. More features included:- Torrens title, free-standing, solid brick home- Two generously sized bedrooms, each equipped with ceiling fans- Distinctive arched promenade adding architectural charm- Spacious, light-filled living area- Open-plan kitchen with ample cupboard storage- Separate laundry with an additional toilet- Low-maintenance front yard featuring a red brick fence and roller gate- Alfresco area for outdoor dining and relaxation- Garage/shed for extra storage- Undercover carport accommodating up to four cars- Backyard with ample space for potential remodeling or landscaping- Proximity to Goodwood and King William Road, offering a variety of vibrant shops, restaurants, and bars- Soutar Park at your doorstep, perfect for kids or pets to have fun - Walking distance to Stop 2 Wayville tram station- School zoning for Glenunga International High School and prestigious private schools All these features will ideally suit first home buyers, young family, retirees, downsizers or as a perfect opportunity for investors. Property Details: Local LGA - City of Unley Zone - Established Neighbourhood - EN House - 213 sqm (approx.) Land - 412 sqm (approx.) School zoning - Glenunga International School Contact the Ray White Adelaide team for any further information at: Chris Xu - 0433 616 770 [chris.xu@raywhite.com](mailto:chris.xu@raywhite.com) Andrew Downing - 0404 882 311 [andrew.dowing@raywhite.com](mailto:andrew.dowing@raywhite.com) 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 (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Ray White Adelaide City office (2/127 Hutt Street, Adelaide) for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.