

15 Denis Street, St Marys, SA 5042



House For Sale

Monday, 18 March 2024

15 Denis Street, St Marys, SA 5042

Bedrooms: 3

Bathrooms: 2

Parkings: 9

Type: House



Joe Marriott
0488451773

Auction (USP)

Auction - Saturday 6th April at 10:00 am Joe Marriott and the team at Ray White Colonel Light Gardens are proud to present this rare opportunity situated in highly sought-after St Marys! Nestled off buzzing South Road with everything you could possibly dream of within reach, this property proposes an ideal opportunity to secure a unique piece of real estate in a sublime location! The kitchen space features a gas cooktop, Chef oven, double sink, Samsung dishwasher and lots of bench space. Practicality is at the core of this residence with endless storage space and a breakfast bar overlooking the dining space which boasts rear access for added convenience. Positioned at the back of the residence, is the master suite, with contemporary coffered ceilings and an exclusive ensuite adorned with a spacious spa bath and storage opportunities. Situated at the front of the home, the second bedroom offers convenient access to the shared dual-access bathroom. Designed for the versatility of a guest suite or regular bedroom. Adjacent to the kitchen enjoy the family/lounge area fitted with a combustion wood heater for those cold wintery nights. Another generously sized lounge room is situated at the rear of the home, complete with a mezzanine floor. Prepare to become the new host with the expansive entertaining area, sure to promote long-lasting memories with family and friends. Venturing outside, you will discover the outdoor entertaining space, offering picturesque views of the backyard adorned with mature gardens, lush grass, and a massive shed/garage. Parking space is abundant here! Boasting an extensive undercover carport with a soaring roof, providing ample room to park a bus, coach, or sizable boat if desired. Additionally, drive-through access is available to the double shed/garage, with a workshop. Boasting endless possibilities and abundant potential, this home offers great bones for renovation! Let your imagination run free and bring your dreams to life (STPC). Enjoy the convenience of being mere steps away from La Creme Coffee Roasters for your morning coffee fix, while the Pasadena shopping centre is just a short drive away. Situated just off South Road, all essential amenities are easily accessible. With St Marys Street Reserve nearby, there are abundant entertainment opportunities. A quick 15-minute drive will take you to either the CBD or the coast, offering a lifestyle of unmatched convenience. Nearby are Clovelly and Edwardstown Primary Schools, with zoning for Unley High School. More reasons to love this home:- Expansive 767sqm (approx) allotment - Wrap-around enclosed verandah - Open kitchen and dining area with outdoor access - 2700 mm high ceilings - Living space at the front of the property with combustion wood heater - Master suite with large ensuite and spa bath - Bathroom with dual access from the second bedroom and the laundry - Laundry with ample storage space - Expansive living area with mezzanine - Alpha Industries shed/garage and carport - High carport for storing coaches, boats, caravans etc - Drive through access to the shed - Large undercover alfresco area - Rainwater tank - Laminated timber floorboards throughout - Combustion wood heater in the living area - Inverted reverse cycle A/C - Gas ducted heating - Steps away from La Crema Coffee Roasters - Short drive to Pasadena Foodland - Nearby St Marys Street Reserve - Nearby public transport on South Road - Zoning to excellent schooling opportunities Title Type: Torrens Year Built: 2007 Lot Size: 767 sqm (approx) Council Rates \$1,738.40 p/a Emergency Services Levy: \$164.90 p/a Water & Sewer Rates: \$190.86 p/q 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 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.