

**15a Wembley Avenue, Hectorville, SA 5073**

**HARRIS**

**Sold House**

Friday, 1 September 2023

15a Wembley Avenue, Hectorville, SA 5073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 348 m2**

**Type: House**



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**\$751,000**

If you're on the hunt for lifestyle appeal and a contemporary canvas you can update and uplift when you're ready, then you've found the one. Immaculately maintained along with recently upgraded appliances, 15A Wembley Avenue delivers a beautifully free-flowing footprint blending open-plan living across both formal and joint entertaining areas in what is a delightful home ideal for digging your heels in for a promising future. With a spacious modern kitchen ready to socialise or scan the family zones, as well as easily carry welcome conversation to friends relaxing in the outdoor alfresco settling in for long, sunny barbeque get-togethers – this superb hub of the home is an effortless entertainer no matter the season or reason. The semi formal lounge is warmed by a toasty gas log fireplace keeping things cosy during the winter months, while 3 generous bedrooms all with built-in robes, a bay-windowed home office or kids' play zone, and light-filled bathroom with separate WC and powder area provide everyday functionality and clever household adaptability. The easy-care, no-mow backyard adds intentional low maintenance to an address with leafy parks nearby and moments to the iconic Morialta Reserves for endless weekend adventure, while local cafés, popular pizzerias and delicious continental eateries offer unlimited options to shop, dine or takeaway. With creature comforts and a variety of conveniences at arm's reach including a short stroll to schools and close to the bustling Firlie Plaza and Kmart, along with an easy commute into the CBD – this is a picture-perfect, low-key entry into the thriving and much-loved east. Features you'll love: - Beautiful open-plan kitchen, dining and living area seamlessly stepping out to a charming all-weather alfresco for picture-perfect outdoor entertaining - Spacious modern contemporary chef's zone featuring fantastic bench top space for casual eats and stress-free cooking, abundant cabinetry, and recently installed stainless dishwasher, oven and gas stove top - Open and airy second lounge area with cosy gas fire combustion heater - 3 good-sized bedrooms, all with soft carpets and BIRs - Bay-windowed home office, study or kids' playroom - Contemporary bathroom featuring separate shower and bath, as well as separate WC and powder area for added convenience - Ducted evaporative AC throughout and split-system AC in main living - Practical laundry, secure carport/garage with roller door and low-maintenance front and back yards - A short stroll to East Torrens Primary, local parks and minutes to the scenic Morialta Reserve for weekend walks - Popular cafés and eateries all at your fingertips such as Red Mill Bakehouse, Mum's Kitchen, DeCorso's and Brasco's Pizzeria, and the hugely popular Pasta Deli - Just 4-minutes to Firlie Plaza and Kmart for all your daily shopping needs Specifications:CT / 5942/414Council / CampbelltownZoning / GNBuilt / 2006Land / 348m2Frontage / 21.15mCouncil Rates / \$1,743.40pa (approx)Emergency Services Levy / \$147.45pa (approx)SA Water / \$197.61pq (approx)Estimated rental assessment: \$580 - \$620 p/w (Written rental assessment can be provided upon request)Nearby Schools / East Torrens P.S, Morialta Secondary CollegeDisclaimer: 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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409