

# 16 Constance Street, Westbourne Park, SA 5041



## House For Sale

Saturday, 13 January 2024

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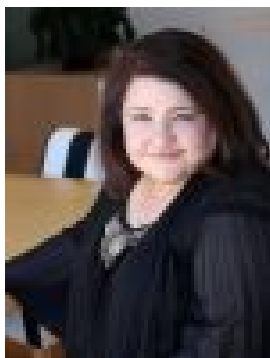
Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 619 m2

Type: House



Amal Khodair-Vemana

## Auction

Amkar Real Estate is proud to introduce you to this spacious and bright home extending to a stunning outdoor oasis located in the highly sought after area of Westbourne Park. A Substantial Home C1935 Full of Character and Charm, Abundance of space and outdoor entertaining to create the ultimate family home. The floor plan creates a seamless flow between the living, dining, and kitchen areas, making it perfect for entertaining guests or enjoying quality time with family. The large windows allow for an abundance of natural light creating a warm and inviting atmosphere throughout the home. The property exudes a sense of tranquility and peace, nestled in a quiet neighborhood allowing you to unwind and relax in the comfort of your own home. A brilliant opportunity for home buyers, investors and families looking for a spacious home close to all facilities. Enjoy the fabulous lifestyle - convenience, style and comfort. The property features:

- Formal lounge.
- Formal dining.
- Open plan living, dining room and modern kitchen.
- Three/ Four large bedrooms, one with a study nook.
- Bathroom with a bath and shower.
- Laundry and second shower.

Other features:

- Reverse Cycle Split system air conditioner in the living area.
- Gas heater in the dining room and lounge room.
- Double lock up garage.
- Outdoor patio with landscaped garden ideal for summer entertaining and BBQ.

Situated in a prime location, you will have easy access to a range of amenities, including parks, shopping centers and public transport with a choice of private and public schools. Security is paramount and this property offers peace of mind with its secure surroundings. This charming house in Westbourne Park presents an incredible opportunity for those seeking a comfortable and convenient lifestyle. With its spacious layout, peaceful ambiance, and range of desirable features, this property is truly a gem waiting to be discovered. Don't miss out on the chance to make this house your dream home. PLEASE NOTE: This property is being with no price in line with current real estate legislation. A printout of recent local sales will be available. Specifications: CT: Volume 5438 Folio 738 Council: City of Mitcham Built 1935 Council Rates: \$ 2344.60 per annum SA Water Rates: \$ 173.50 approx. per quarter Emergency Services Levy: \$ 89.65 per annum 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 (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 advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. For further information and your inspection Please contact Amal on 0401 242 352. RLA 165 785