

16 Shaw Avenue, Richmond, SA 5033



Sold House

Thursday, 9 November 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 410 m2

Type: House



Thanasi Mantopoulos
0883527111



Justin Peters
0423341797

Contact agent

Charming, move-in ready and sensational - every new and updated inch of this 1960s home does far more than its former self ever could with updated interiors, and envious indoor/outdoor amenities in the highly sought after Adelaide Botanic and Adelaide High School zones. On an immaculate 410sqm (approx) landscape, the fully rewired, 3-bedroom home's reset deems it the perfect move-in ready option, and its list of extras is as long as the lifestyle this emerging suburb upholds. The home comprises 3 oversized bedrooms and a warm separate lounge, which takes advantage of the north facing aspect. The generous meals area incorporates the updated kitchen with stainless steel appliances and stone benchtops - all this accompanied by the updated central bathroom which infuses the space with a modern touch. Enjoy the warmth and durability of timber flooring throughout all bedrooms. The generous yard space offers room to entertain and for the kids to enjoy, with inbuilt benches and complete enviable landscaping. The oversized carport offers flexible off-street parking options and modest garden shed. Nestled halfway between the city and the sea, this home is moments from Cowandilla Primary School and Tenison Woods Catholic School. With an enviable position in the heart of Richmond you have your pick of local cafes including Devour Cafe Patisserie, Karma and Crow and other local amenities on Richmond Road to Sir Donald Bradman Drive and more. Key features - 410sqm (approx) allotment - 3 spacious bedrooms - 2 bedrooms with BIRs - Updated kitchen with stone benchtops and stainless steel appliances - Renovated bathroom with modern touches - Separate laundry room with ample storage space - Additional hallway storage - Downlights throughout - Ducted reverse cycle air-conditioning - Automatic roller door - Garden shed - Solar panels - Established fruit trees - Adelaide Botanic and Adelaide High School zones

Specifications
Title: Torrens Titled
Year built: c1962
Land size: 410sqm (approx)
Council: City of West Torrens
Council rates: \$1,262.30pa (approx)
Water rates: \$169.37pq (approx)
ESL: \$143.70pa (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629