

**17 George Avenue, Allenby Gardens, SA 5009**

**House For Sale**

Thursday, 18 April 2024

17 George Avenue, Allenby Gardens, SA 5009

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 386 m2**

**Type: House**



Chris Dimitrak

## Price Guide \$895,000 - \$945,000

Meticulously cared for over the years and upgraded, this three-bedroom/4 bedroom home is on an easily managed allotment that will suit first home buyers, families or retirees! The location is outstanding, with the scenic Linear Park being a short stroll from your front door and basically around the corner from both the Welland Plaza & Brickworks Market for easy access to all your shopping essentials, and of course ideal city-to-sea positioning all year round! The large master bedroom is at the front of the home with beautiful bay window views, very generous w.i.robe and well equipped modern bathroom. Bedrooms two (b.i.r) and three are further down the hall along with a built-in linen cupboard and a good size laundry. Tiled neutral flooring in the entry and hallway flows through to a spacious open-plan rear living area comprising dining/family/kitchen zones. Downlights provide a contemporary feel to the space and there is evaporative air conditioning for your comfort. A spacious U-shaped modern kitchen offers an abundance of storage and bench space with high quality cabinetry, contemporary fittings and top of the range appliances including under bench oven, induction cook top, rangehood and dishwasher. The area overlooks both the dining and living areas and is truly "the heart of the home", and is a joy to cook in! Sliding glass door leads to the rear yard which offers a relaxed atmosphere for outdoor entertaining. It has advantages that you will enjoy...that is, low maintenance easy care establish garden with a variety of plants/shrubs. Other improvements in recent years include, quality roller blinds, tile bond roofing, Seeley breeze air-conditioning system and Solar system (just over) 6kilo watt. Easy access to great local beaches (Grange/Henley), private/public schools (St. Michaels/Nazareth Catholic College and public transport at your door step...which makes Adelaide's C.B. District 4.4kms so convenient when required. Don't go past this great opportunity, ready walk-in and enjoy! CT Reference - 5305/501 Council - City of Charles Sturt Council Rates - \$1,746 pa SA Water Rates - \$74.20pq / Sewer Rates \$130.48 per quarter Emergency Services Levy - tba pa