

**17 Parry Avenue, Somerton Park, SA 5044**

**House For Sale**

Wednesday, 24 January 2024



17 Parry Avenue, Somerton Park, SA 5044

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 702 m2**

**Type: House**



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## Best Offer By 12th of February At 12pm (USP)

Situated on the beautiful and quiet Parry Avenue, this solid brick four-bedroom home on a full-size allotment of 702sqm has a world of potential. Simply live as is, renovate to your taste or start fresh, the choice is yours. Durable parquet floors glide through the lounge room, featuring an open fire and slate hearth. Etched glass dividing doors effortlessly slide aside to reveal the dining zone, a kitchen rich in cabinetry with updated electric appliances and a new dishwasher, as well as a sunlit casual meals nook. All bedrooms are fitted with built-in robes, while the flexible fourth bedroom/ rear office receives an abundance of natural light. Observe the ever-changing interior tones throughout the day, complemented by timber joinery, cedar blinds, and architraves. Follow the sun's gentle cues to the family room addition, where garden views, lofty ceilings, and expansive glass peaking to approximately 3.4m create an inviting space. Outside features an undercover entertaining area with a combination of a large lawn and a shed ideal for kids & pets or perfect for a substantial extension and perhaps a swimming pool.

**Key Features:-** Open plan living and dining area flowing seamlessly to the undercover veranda- Functional kitchen with electric oven & new dishwasher- Three generous sized bedrooms, all include built in robes- Ceiling fans in all bedrooms- Light filled fourth bedroom/study with ceiling fan overlooking the outdoor entertaining area- Central family bathroom complete with bath, shower, vanity and separate toilet- Large undercover entertaining area surrounded by low maintenance gardens- Secure garage with tilt door access and direct access to the rear yard- Additional off street parking available- Ducted evaporative cooling throughout- New hot water service - Zoned to Brighton Secondary School Experience pure bliss in Somerton Park, where a peaceful stroll along the Esplanade Boardwalk is poised to become an integral part of your daily routine. The Broadway kiosk offers a perfect pitstop for your morning coffee. Excellent schools are within immediate reach, with the Sacred Heart College conveniently located just meters from your front door. Numerous public transport options facilitate a seamless commute to the iconic Jetty Road in Glenelg or the Adelaide CBD, ensuring immediate access to trendy cafes, award-winning restaurants, and high-quality shopping to enhance the lifestyle of your dreams.

**Specifications:**Built / 1955 Land Size / 702m<sup>2</sup> Council Rates / \$470 PQ Council / City of Holdfast Bay 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. RLA 254416