

**18A Keynes Avenue, Warradale, SA 5046**

**HARRIS**

**Sold House**

Thursday, 22 February 2024

18A Keynes Avenue, Warradale, SA 5046

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 237 m2**

**Type: House**



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**\$745,000**

Experience the epitome of modern living with this impeccably maintained, three-bedroom residence boasting a double garage, strategically positioned in an enviable locale. Ideal for discerning investors, downsizers, first home buyers or small families looking for a hassle free lifestyle, this property offers unparalleled comfort and convenience. Nestled in a private off-street setting, this residence exudes sophistication and charm. The expansive open-plan layout bathes in natural light, seamlessly integrating with the scenic rear yard, creating an idyllic retreat. Key features include:

- Expansive master suite complemented by a full wall of built-in robes
- Comfortable living ensured by ducted reverse cycle air-conditioning
- Contemporary 2009 construction showcasing premium fixtures and fittings, enhancing the overall ambiance
- Immaculate white kitchen equipped with a breakfast bar, dishwasher, and ample storage space
- Generously proportioned open-plan living area conducive to modern living
- Central main bathroom featuring a separate bathtub and floor-to-ceiling tiles
- Well-planned linen cupboard storage and additional second toilet for added convenience
- Low-maintenance yet secure and private premises
- Outdoor entertainment area enhanced by a cantilever outdoor umbrella
- Proximity to esteemed educational institutions including Sacred Heart College, Westminster, Warradale, and Paringa Park Primary
- Less than a minute walk to Warradale Primary School
- Convenient access to Warradale railway station, tram services, and local bus stops, facilitating effortless commuting
- Close proximity to an array of trendy cafes, fine dining establishments, pristine beaches, and the esteemed Westfield Marion Shopping Centre

Indulge in the epitome of contemporary living, where every detail has been meticulously curated to elevate your lifestyle. Specifications: CT / 6066/205 Council / Marion Zoning / General Neighbourhood Built / 2009 Land / 237m<sup>2</sup> approx. Frontage / 4.99m Estimated rental assessment / \$620 to \$650 per week / Written rental assessment can be provided upon request Nearby Schools / Warradale P.S, Ascot Park P.S, Hamilton Secondary College, Springbank Secondary College 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 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