

19 Andrew Street, Allenby Gardens, SA 5009

HARRIS

House For Sale

Tuesday, 16 January 2024

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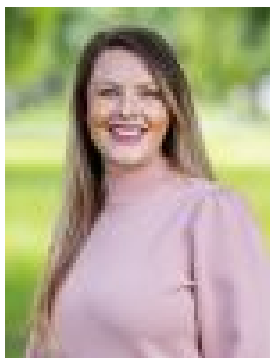
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 438 m2

Type: House



Elle Seaman

0434644856

\$930k - \$990k

Best Offers By 12pm Tues 6th Feb (unless sold prior) Just 3km as the crow flies from the city's western Parklands, Allenby Gardens is a sleeper no more; making this Federation-style 3-bedroom home just the ticket for first homebuyers, young families and active empty nesters alike looking for a mix of space, comfort and ease of living near Adelaide's hallmarks. Ideally set in the peaceful 'River Park Estate', its classic bay-windowed facade behind a picket fence makes way for a free-flowing home with multiple living zones, rich timber floors, lashings of natural light and modern upgrades where they matter most - and tend to be most expensive. The result is a crisp and supremely functional home that will adapt to your changing needs, won't dig any deeper into your hip pocket after settlement and saves its best for the ultra-modern kitchen at its semi-open-plan rear. With stone benchtops, a breakfast bar, 900mm oven, dishwasher and a view to one of two alfresco pavilions at your beck and call here, the kitchen shines in this ducted temperature controlled home with sleekly updated fully-tiled bathrooms, one exclusive to the street-facing master bedroom. Just like the second pavilion ensures flexibility in the way you entertain outside, the central lounge room and rear family room do the same inside, each smoothly connected within a footprint that won't ever break your stride. Less than 15 minutes from the centre of the CBD; five from Bowden's micro breweries, Croydon's eclectic cafes and the Entertainment Centre; and no more than 20 from the metro coast, Allenby Gardens has you covered, no matter what you're into. More to love:- Oversized lock-up garage with internal access and additional off-street parking in front - Timeless character facade - Fully renovated and impeccably presented - Flexible floorplan - Storage includes walk-in robe to master bedroom and built-in robes to bedrooms 2 and 3 - Modern bathroom upgrades with freestanding tub to main bathroom - Ducted a/c and ceiling fans - Gas heating - Neutral colour scheme and modern LED down lighting - Large pantry and separate laundry - Tool shed - Neatly presented low-care gardens - Enviably placed in a quiet, family-friendly pocket of surging Allenby Gardens - Walking distance from public transport - Moments from Allenby Gardens Primary School and Welland Plaza shopping precinct - And much more. Specifications: CT / 5285/81 Council / Charles Sturt Zoning / HDN Built / 1996 Land / 438m² Frontage / 12.5m Council Rates / \$1,624pa Emergency Services Levy / \$169.40pa SA Water / \$74.20pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Allenby Gardens P.S, Flinders Park P.S, Kilkenny P.S, Torrensville P.S, Underdale H.S 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