

19 Cairns Avenue, Warradale, SA 5046

GaryJSmith

House For Sale

Tuesday, 2 April 2024

19 Cairns Avenue, Warradale, SA 5046

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 393 m2

Type: House



Steven Stretch
0407858341



Leona Stretch
0418321162

\$895,000 to \$950,000

This superb Torrens Title home presents an ideal opportunity for those seeking a combination of convenience, comfort, and family-friendly living. Nestled in a popular area, it boasts a prime location opposite the picturesque Warradale Park Reserve and Tennis Club, offering easy access to recreational amenities. In addition, its proximity to Westfield Marion Shopping Centre adds to its appeal, providing residents with shopping and entertainment options just a short stroll away. Situated on a generous 393sqm of land, this property offers the perfect balance between space and easy-care living. The master bedroom features a walk-in robe and stylish ensuite, providing a private retreat for the occupants. There are also two further good size bedrooms, with built-in robes, to cater for the children & growing family and all serviced by the family bathroom incorporating bath, shower, powder room, and separate toilet for added convenience. The interior layout is designed for seamless living with a central open lounge room that overlooks the side courtyard retreat. The hub of the home provides a spacious open-plan kitchen, living, and dining area with views over the west facing rear yard. The lovely and practical kitchen offers a walk-in pantry, dishwasher, gas hot plates and stainless steel appliances. Outdoor entertaining is a breeze and the large undercover alfresco area is ideal for those weekend gatherings, BBQ's & provides ample lawn space for children's recreation. A single remote access garage provides direct security access into the home & driveway space is available for extra vehicles. Comfort is prioritized throughout the home, with features such as ducted reverse cycle air conditioning, durable flooring, good quality carpets, gas instantaneous hot water service, Foxtel & NBN connection and a neutral décor adding to the overall ambiance of this attractive & affordable home. Families will appreciate the property's positioning within the sought-after Brighton High School Zone and Brighton Primary School local area. Furthermore, its proximity to shops, public transport options (including bus and train services), Flinders University & Hospital, and some of Adelaide's best beaches make it a desirable choice for astute buyers seeking an opportune and relaxing family lifestyle. Price: \$895,000 to \$950,000 Built in 2016 Land: 393 sqm (approx.) CT 6150/977 in City of Marion Council Council Rates: \$2143.73pa Water Rates: \$198.54pq