

19 Selangor Avenue, Fairview Park, SA 5126



House For Sale

Tuesday, 30 January 2024

19 Selangor Avenue, Fairview Park, SA 5126

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 587 m2

Type: House



Todd Fromme

0430913636

Auction On-Site Saturday 17th February 12:30PM

Poised to lap up the best of its encompassing foothills lifestyle from a spacious 587sqm (approx.) parcel, this solidly constructed residence grants its lucky new occupants an incredible chance to immerse themselves within a highly sought pocket offering outdoor leisure, shopping conveniences and an easy CBD reach. Immaculately maintained and loved long-term by the current custodians, the home is well presented to enjoy as currently presented or add contemporary updates over time to improve both your surroundings and the value of your investment. Brimming with the classic charm of its c1977 construction, the wide entrance makes way to original period features, leading through an archway to a spacious formal family room with toasty gas heating. Adjoining a designated dining room, both the second lounge and kitchen are functionally accessible - perfect for both simple family dinners and entertaining occasions. To the left of the footprint, a master headlines a three-bedroom wing, rightfully enjoying perks of a light-filling bay window, walk-in robe and ensuite. Two further bedrooms form their own independent zone via separate hallway, bookending a main bathroom complete with separate bath and toilet. Leading from the cosy character of the lounge, a timber deck wraps around the rear of the home, elevated to take in views of the spacious garden and sounds of local fauna whilst you enjoy your morning coffee in tranquil peace. As much as you'll love staying in, the surrounding lifestyle promises to bring an equal amount of joy with its laidback foothills proximity, surrounding quality schooling, and breezy city commute via the bus stop that rests just 350m from your front door. Even more to love:

- Secure carport behind dual roller doors
- Manicured front gardens
- Built-in robes to bedroom 3
- Modern bathrooms
- Under house cellar
- Roller shutters to front bay window
- Tool shed
- Ducted air conditioning
- Gas heater to front lounge
- Ceiling fans
- Walking distance to Fairview Park Primary & Tea Tree Gully Golf Course
- Zoned for Banksia Park International HS
- Shopping amenities on hand at Fairview Green, Golden Grove, St. Agnes & Westfield TTP
- Just 30-minutes to the CBD

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Tea Tree Gully Zone | GN - General Neighbourhood \\ Land | 590sqm (Approx.) House | 225sqm (Approx.) Built | 1977 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa