

1A Welland Avenue, Welland, SA 5007

Smallacombe

House For Sale

Wednesday, 20 March 2024

1A Welland Avenue, Welland, SA 5007

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 140 m2

Type: House



Henry Vong
0423245373

Contact Agent

~ Best Offers closing Tuesday 30th April @ 5:00pm (unless sold prior) ~** Viewing strictly by appointment only ~ please contact Henry Vong to arrange **This seriously stylish and conveniently designed four-bedroom dwelling was built in 2021. It may be utterly ideal as a 'lock-up and leave' home-sweet-home, or alternatively as an astute investment, just minutes from the city. The home is noticeably inviting upon entry, with its light, white interior presenting the perfect canvas on which to add your personal touches. The ground floor design embraces a living zone that seamlessly connects to a tiled alfresco entertaining space out the back. The modern, easy-care kitchen features a breakfast bar and stainless appliances, including a dishwasher and gas cooking. Head up the carpeted stairs and note the cosy lounge room. This offers another inviting place for respite ~ ideal for a second sitting area, or perhaps a retreat for children/teens. With four carpeted bedrooms on offer, there's ample scope for versatility too, be it for a home office or playroom. There are two bathrooms, including an ensuite, and built-ins in three of four bedrooms. Other winning highlights: * Torrens Title * Secure access into the home via the double garage * Powder room on the ground floor * Semi-frameless showers, and bathtub in family bathroom * Concealed laundry with built-ins * Ducted reverse cycle air conditioning * 6.6kW solar system * Low-maintenance yard The location places you just moments from major shops and services, including Welland Plaza, Welland Medical Centre and local gyms, with bus stops also close by. Local restaurants and entertainment, including the Adelaide Entertainment Centre and other live music venues are fabulously local. Several Early Learning Centres are within just 4km, and the Brickworks Shops at Thebarton is a short drive, or leisurely stroll away. Under 7km from the CBD, the home is ideally placed for a simple commute to work or study. An enticing all-rounder, this lovely home is easy to appreciate in person. Ensure that you contact Henry Vong today. Council: City of Charles Sturt Council Rates: \$1,252.95 per annum SA Water: \$167.84 per quarter ESL: \$142.20 per annum Land Size: 140sqm (approx.) Year Built: 2021 Zoning: Suburban Business