

1C Dumfries Avenue, Northfield, SA 5085



House For Sale

Tuesday, 13 February 2024

1C Dumfries Avenue, Northfield, SA 5085

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 329 m2

Type: House



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Auction On-Site Sunday 10th March 10:00AM

Capturing a wonderfully scenic outlook few suburban streets can claim, together with sparkling modern, low maintenance living picture-perfect for eager young couples or growing families to plant their feet right next enriching lifestyle bliss, 1C Dumfries Avenue promises a bright future. Sitting on a coveted corner block with handy side-street access to your double garage and convenient entry straight into the light-filled open-plan entertaining zone, this well laid home delivers a delightful living experience for all ages. Headlining this open and airy space is the spacious designer kitchen flush with sweeping bench top space ready to handle the morning rush to inspire nightly culinary triumphs, all while letting you cook with company and socialise as you serve. With wide glass sliders opening to a sunny courtyard alfresco and adjoining lush lawn, keeping an eye on the kids or conversing with friends inside or out is a breeze. Creature comforts and relaxed living don't disappoint here either, as this lovely footprint enjoys 3 generous bedrooms, including master featuring walk-in wardrobe and private ensuite, bright modern bathroom with separate shower and soothing bath, family-friendly laundry, along with cosy ducted AC throughout for year-round climate control. Whether you're simply starting out or looking for a place to call home for the long-term, you'll struggle to find a better locale with so much right at your fingertips. From the hugely popular and leafy Northgate Reserve offering endless adventure right outside your door, the vibrant Northgate Shopping Centre and Lightsview Village just down the road for delicious cafés and eateries, as well as all your shopping essentials, while local schools, city-bound public transport options and ideal north-east positioning puts you in great reach to the greater surrounding areas... this is one you don't want to miss!

FEATURES WE LOVE

- Light-spilling open-plan kitchen, dining and alfresco area all combining for one superb entertaining hub
- Spacious modern kitchen featuring fantastic bench top space for stress-free cooking, abundant cabinetry and cupboards, dual sinks and gleaming stainless appliances including dishwasher
- Lovely master bedroom featuring loads of natural light, ceiling fan, WIR and private ensuite
- 2 additional ample-sized bedrooms, both with BIRs and one with ceiling fan
- Light and bright main bathroom featuring separate shower and bath, family-friendly laundry with storage, as well as ducted AC throughout
- Sunny alfresco area and neat lawn providing ideal low maintenance spot for the kids to play or family pet to roam
- Large double garage with side-street entry

LOCATION

- Across the road from the hugely popular Northgate Reserve encouraging a wonderful active, outdoors lifestyle
- A stone's throw to both the Northgate Shopping Centre and Lightsview Village for great shopping options, local cafés and delicious takeaway eateries
- Moments to Northfield Primary and Roma Mitchell Secondary, and less than 9km (15-minutes) to Adelaide 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 | Port Adelaide Enfield Zone | GN - General Neighbourhood \\ Land | 329sqm (Approx.) House | 155sqm (Approx.) Built | 2012 Council Rates | \$1184 pa Water | \$148 pq ESL | \$139.2 pa