

1G Sixth Avenue, Warradale, SA 5046



Sold Other

Tuesday, 2 April 2024

1G Sixth Avenue, Warradale, SA 5046

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: Other



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Contact agent

Welcome to this stylish 3-bedroom home located in the coveted location of Warradale, offering a blend of modern comfort and convenience ideal for small families or savvy investors. Upon arrival, you're greeted by a meticulously maintained front garden, designed for minimal upkeep, setting the tone for the care and attention to detail evident throughout. Step inside to discover a spacious open-plan layout seamlessly integrating the living, dining, and kitchen areas, adorned with chic floorboards enhancing the overall aesthetic appeal. The kitchen exudes contemporary charm with its sleek white cabinetry, complemented by an island bench and ample storage space. Equipped with stainless steel appliances and a gas stovetop, it's a culinary haven for any aspiring chef. Conveniently situated on the lower level, a powder room adds practicality to the home's design. Ascending to the second level, you'll find a cosy study nook, offering a tranquil space for work or relaxation. The master bedroom boasts a generous full-length mirror built-in robe and a modern ensuite bathroom featuring a double vanity and a spacious shower. The remaining two bedrooms are equally inviting, each with full-length mirror built-in robes, serviced by a well-appointed main bathroom with a large shower. Each bedroom is equipped with remote-controlled ceiling fans, and a front security screen door adds an extra layer of protection. Step outside to an inviting undercover alfresco area, perfect for hosting gatherings or simply unwinding in the fresh air. Additional features include ducted air conditioning throughout, ceiling fans in all bedrooms, and a secure double garage with extra parking space available on the expansive driveway. This home also boasts an array of modern amenities, including a Schlage Digital Touchpad Door Lock for security, a motion sensor alarm system for peace of mind, and instant continuous gas hot water provided by Rinnai for uninterrupted comfort. Enjoy efficient heating and cooling with the COZCO Energy Group Reverse Cycle Heating and Cooling system from ActronAir. You'll also appreciate the additional wiring for direct connections into the WiFi using Ethernet cables, providing seamless connectivity throughout the home. A massive folding clothesline in the backyard offers ample space for drying laundry, while the real grass adds to the family-friendly ambiance, opening up the usable space. Perfectly positioned, this residence offers unparalleled convenience with Warradale Railway Station within walking distance, providing direct access to the CBD. Just a short 3-minute drive away, Westfield Marion caters to all your retail needs, while Hove Beach beckons for leisurely seaside strolls. Families will appreciate the zoning to Brighton Secondary School, along with proximity to other reputable schools like Sacred Heart College and Westminster School.

What we Love:

- Immaculately cared for front garden with low maintenance landscaping
- Spacious open-plan living, dining, and kitchen area with sleek floorboards
- Modern kitchen with white cabinetry, island bench, and ample storage space
- Stainless steel appliances and gas stovetop in the kitchen
- Convenient powder room on the lower level
- Tidy study nook on the second level
- Master bedroom with built-in robe storage and modern ensuite bathroom
- Ensuite bathroom features a double vanity and large shower
- Two additional spacious bedrooms with built-in robes
- Main bathroom with a large shower
- Undercover alfresco area for entertaining
- Ducted air conditioning throughout the home
- Ceiling fans in each of the three bedrooms
- Secure double garage with additional parking on the driveway
- Walking distance to Warradale Railway Station
- Short drive to Westfield Marion for retail needs
- Proximity to Hove Beach for leisure activities
- Zoned for Brighton Secondary School
- Close to quality schools such as Sacred Heart College and Westminster School

Auction: Saturday, 20th April 2024 at 11.00am (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.