

**2 Arabrie Avenue, Edwardstown, SA 5039**



**Sold House**

Monday, 9 October 2023

2 Arabrie Avenue, Edwardstown, SA 5039

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 800 m2**

**Type: House**



David Liston  
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## Contact agent

Auction Sat, 4th Nov - 11am (usp) Don't miss this opportunity to make your mark in a thriving suburb and create memories that last a lifetime. This solid family home is prime for renovating, extending or developing (STCC). Perched on a substantial 800sqm (approx.) corner block in a quiet yet convenient location, this blank canvas is waiting for someone to unleash its potential. This home has a fresh feel with a neutral colour scheme and timber-look floors. It is ready to move into or rent out now, or you can add your style and reap the benefits in years to come. The versatile floor plan is perfect for modern living. Step through the formal entry hall to the light-filled lounge room at the front of the house. There is a combined kitchen and dining room, ideal for casual family meals. In addition, there are three generous bedrooms, all with built-in robes and ceiling fans. The kitchen has been updated and offers plenty of cupboard space, modern appliances, and lots of natural light. A few simple upgrades by someone with a discerning eye will easily transform this kitchen into a home chef's dream. Sliding doors lead to a huge outdoor entertaining space where you can fire up the BBQ and entertain a crowd. The large backyard is ideal for the kids and pets to explore, with established garden beds, citrus trees and a lawn area. Grow your own produce, keep chickens or plant a colourful ornamental garden - the choice is yours. Features we love: Solid family home loaded with potential 800sqm (approx.) corner block with dual access Separate lounge room Updated kitchen and dining Three bedrooms with built-in robes and ceiling fans Large outdoor entertaining Ducted cooling Rooftop solar Huge shed or workshop Secure off-street parking Large backyard Plenty of room for kids and pets to play Family-friendly location Schools, shops and transport links within easy reach Unlock the potential of this little gem and make it your own! Call David Liston today for more information. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403