

2 Fern Avenue, Tea Tree Gully, SA 5091



House For Sale

Saturday, 25 November 2023

2 Fern Avenue, Tea Tree Gully, SA 5091

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 680 m2

Type: House



Connie Tripodi
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Joe Tripodi
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\$585,000-\$625,000

Positioned close to Anstey Hill Recreation Park with its vast walking and nature trails and the Historic Township of Tea Tree Gully, this family home provides a great starting point for first time home buyers or investors/developers looking to increase their property portfolio. Much loved by the current long-term owner the versatile floor plan offers three bedrooms with built in robes and mirrored dresser to the main bedroom plus built in robes to bedroom three that are all serviced by a sparkling updated main bathroom. Multiple living areas comprise of a spacious open plan lounge and dining area and a convenient casual meals area adjacent to the modern updated kitchen complete with induction cook top and ample bench and cupboard space. Other features include stylish wall trims, built-in shelving and cupboards to lounge, ceiling fans, linen cupboards, awnings to windows and for all year-round comfort there is ducted reverse cycle air conditioning. Outside offers a decked outdoor entertainment area that looks out to a large rear yard with plenty of room for kids and pets to play. There is ample off-street parking and convenient carport plus a handy approx. 2.4mtr x 3.8mtr garden shed for that extra storage. Attention investors/developers this property offers an approx. 680sqm allotment with an approx. 18.28mtr frontage x 38.1mtr depth which allows good subdivision potential or an ideal site to build your future dream home all subject to necessary approvals. Within walking distance of Anstey Hill Recreation Park with its vast array of walking and nature trails. Located close to the Historic Township of Tea Tree Gully that boasts an assortment of local restaurants, St Agnes Primary, Ardtonish Primary, Banksia Park International High school, Tea Tree Gully Golf Course, Tennis courts, St Agnes Primary School, St Agnes Shopping Centre and within walking distance to public transport. Minutes to Tea Tree Plaza and the O-Bahn for a direct transport link to the city. RLA 1866 All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. Should this property be scheduled for auction, 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 commencement.