

2 Kanbara Street, Flinders Park, SA 5025

Boffo

House For Sale

Thursday, 7 March 2024

2 Kanbara Street, Flinders Park, SA 5025

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 668 m2

Type: House



Robert Lonie
0419129009

Auction \$800,000

Auction Location: On Site Introducing 2 Kanbara Street, Flinders Park – an original and well-loved residence that embodies charming features, offering comfortable, convenient, and spacious living. Positioned in a prime location, this property presents endless opportunities for discerning buyers, whether you aim to celebrate its current charm, embark on a remodel, invest, or capitalise on its land value. Situated on a generous 668m² (approximate) allotment with a 17.76m frontage (approximate), this property boasts ample space for potential future expansions (subject to council consents). The substantial land size serves as a canvas for creative possibilities, appealing to those who desire both space and potential. Step inside to explore three well-appointed bedrooms, a bathroom, and a detached granny flat located at the rear, offering a fourth bedroom, kitchen, and additional bathroom. The house features a spacious lounge room complemented by a cosy gas heater, providing access to the kitchen and meals area. Parking is effortless with a double-length carport offering drive-through access to the shed, ensuring ample storage space for your needs. Additionally, the central main bathroom, laundry, and sunroom contribute practicality to this comfortable abode. This property overflows with potential, eagerly awaiting your personal touch to transform it into your dream home. Features that make this home special:- Three bedrooms, bedroom 1 with robe and ceiling fan - Detached granny flat offering fourth bedroom with bathroom, kitchen and living space - Large lounge room with gas heater and air-conditioner - Charming timber kitchen with ample bench and cupboard space- Meal's area adjacent to the kitchen- Bathroom with shower and convenient separate toilet - Linen storage- Separate laundry - Sunroom - Ducted air-conditioning - Outdoor verandah, overlooking the backyard, providing the perfect spot to enjoy your morning coffee- Garden shed - Spacious backyard with lawns for kids and pets to enjoy- Double length carport with gate and drive through access to the large garage in the rear yard An outstanding opportunity in one of Adelaide's in-demand, high-growth suburbs within immediate proximity of Findon Shopping Complex and cafes, sporting grounds, Linear Park, and some of Adelaide's highly-esteemed public and private schooling options including Nazareth Catholic College. Relish this prime residential position of less than 8km (approximately) to the Adelaide CBD and only 6km (approximately) to the sands of beautiful Grange Beach. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174