

2 Prescott Street, Novar Gardens, SA 5040

**NOAKES
NICKOLAS**

House For Sale

Tuesday, 6 February 2024

2 Prescott Street, Novar Gardens, SA 5040

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 708 m2

Type: House



Jordan Tresidder
0478727400



Callan Eames
0431471470

Auction 24/2 (USP)

Auction Saturday 24th of February at 11am (Unless Sold Prior). Favourably located on the corner of Prescott Street and Montreal Avenue, this wisely updated mid-70's three-bedder on a generous 708m² offers all the comforts of modern living between Glenelg and the CBD in Novar Gardens. Behind manicured landscaping and a brown brick façade, enter the home via a charming tiled and covered porch. Stepping into the entry, you're first met with three double bedrooms, two with built-in robes and all offering the comfort of carpet. A contemporary fully-tiled bathroom boasts stylish tiling, a chic timber look vanity, modern showerhead and a family-friendly bath, with a handy separate toilet next door. The welcoming kitchen and well-sized lounge are central to the floorplan, connecting the kitchen and outdoor entertaining and flowing out to the verandah and outdoor entertaining area alike. Embrace cabinetry with timber detailing that's cycled right back into fashion, a modern induction, tiled splashback, and plenty of storage. Outdoors, there's so much practical and private space for play, parties, or designing landscaping to suit your hobbies, with a backdrop of palm trees delivering a sense of escapism. Kids and pets will enjoy two lawn areas, with an L-shaped verandah wrapped in all-weather blinds for year-round use, and a huge new garage/shed for stashing it all away. Styled for comfortable living with all the modern amenities you could hope for, this fabulous home between the coast and city will appeal to a variety of life's stages in Novar Gardens. Moments to St Andrews Crescent Reserve Playground, Glenelg and West Beach golf clubs, Adelaide Airport, Morphettville Racecourse, and Glenelg's Jetty Road, enjoy a fulfilling lifestyle from the quiet suburban streets of Novar Gardens. Settle into a comfortable routine of coffee at KOM Coffee, dinner dates at The Local Greek or at the many options of Jetty Road, sunset strolls, morning swims, and easy commutes to the CBD via Glenelg trams. More features to love:- Reverse cycle ducted A/C plus ceiling fans- Secure powered shed/garage with auto roller door accessed via Montreal Avenue- Security shutters to front windows- Modern laundry with plenty of storage- Rainwater tank- Zoned to St Leonards Primary and Plympton International College, walking distance to Immanuel College and within the catchment area for Baden Pattinson Kindergarten- Close to everyday shopping convenience including Woolworths and Coles on Glenelg's Jetty Road- Easy access to Glenelg tram stops plus buses along Morphett Road and St Andrews Crescent- Just 2.3km to Glenelg North Beach and 7.5km to the Adelaide CBD. Land Size: 708sqm Frontage: 21m Year Built: 1974 Title: Torrens Council: City of West Torrens Council Rates: \$1,506.65 PASA Water: \$187.79 PQES Levy: \$161.85 PA Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.