

20 Anstey Crescent, Marleston, SA 5033

GaryJSmith

House For Sale

Friday, 2 February 2024

20 Anstey Crescent, Marleston, SA 5033

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 795 m2

Type: House



Craig Smith
0417979694



Nathan Clegg
0415590706

Auction 24/02/24 @ 1PM

Don't be fooled by its modest exterior; this charming circa 1920's red brick bungalow will surprise on the inside, and presents a wonderful opportunity for families and developers alike. With a wide frontage on a substantial 795sqm (approx.) allotment and northerly aspect onto the tree-lined Anstey Crescent, this parcel of land is a prime redevelopment prospect (subject to council consents), also with plenty to love about its current disposition. A side entry allows for easy access to all three well-proportioned bedrooms - including a sizeable master with built-in robes and ceiling fan - as well as comfortable lounge room with gas heater. In excellent condition, a '70's U-shaped kitchen with gas cooktop and abundant storage is perfectly functional with plenty of scope for upgrades, and overlooks the adjacent dining space. An adjoining second living space at the rear opens via sliding doors onto the backyard, where a wide verandah enjoys views of the spacious backyard, adorned with living pergolas, green borders and an established fruit tree orchard. More to adore: - Neat bathroom with shower, inset bath & updated vanity - Separate laundry & w/c - Wide driveway with triple-length carport onto rear shed/workshop - Additional garden shed - Wide side access & gardens. Wonderfully positioned for access in the community, you'll find the Kurralta Park Community Kindergarten, Richmond Primary School, local tennis club, playgrounds and reserves, West Torrens Dog Park and the bus easily reachable on foot, with the likes of Kurralta Central Shopping Centre, Weigall Oval Reserve, Ashford Hospital, Hisense Stadium and the tram within a 2km radius. Live in comfortably while you plan, rent out or expand on the current improvements. Plenty of options here.

Specifications: CT 5206 / 932 Built / 1926 Council / City of West Torrens Zone / HDN - Housing Diversity
Neighbourhood Council Rates / \$1,791.70 PASA Water / \$209.28 PQESL / \$406.20 PA