

20 Rawlings Avenue, Flinders Park, SA 5025



Sold House

Friday, 3 November 2023

20 Rawlings Avenue, Flinders Park, SA 5025

Bedrooms: 4

Bathrooms: 2

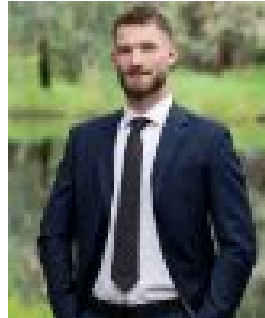
Parkings: 5

Area: 700 m2

Type: House



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Contact agent

Auction Location: On Site (USP) Welcome to your ideal family home at 20 Rawlings Ave, Flinders Park! This solid and spacious gem is nestled on an impressive allotment of over 700 square meters, surrounded by quality homes in the heart of Flinders Park. From the moment you step inside, you'll be captivated by the serene and welcoming atmosphere of this residence. As you enter, a beautiful garden courtyard greets you, instantly setting the tranquil mood. The layout of this home is thoughtfully designed to provide you with versatile living spaces. Walk through the gallery and step down into the sunken sitting room, a versatile space that can be transformed into your very own home theatre for movie nights with the family. This flows seamlessly into the spacious living room, offering ample room for family gatherings and relaxation. The functional kitchen is a chef's delight and services both the meals area and the living room, making it the heart of your home where you can whip up delicious meals and entertain with ease. The home's unique design places the bedrooms in their own private wing, ensuring a peaceful retreat for everyone. Here, you will find three bedrooms, all equipped with built-in robes, and a fourth bedroom that can double as your home office. This space also enjoys its own access to the delightful garden courtyard, offering inspiration and tranquillity as you work from home. The main bedroom is a true sanctuary, featuring its own bathroom for added privacy and convenience, while the main bathroom is centrally located to serve the remaining bedrooms and guests. One of the standout features of this property is the two separate courtyard areas, perfect for outdoor living and entertainment. The gazebo, complete with a ceiling fan, provides a wonderful space for year-round gatherings with friends and family. Imagine the BBQs, celebrations, and peaceful moments you'll enjoy in this fantastic outdoor oasis. This home also features ducted reverse cycle air-conditioning to keep you comfortable year-round, sun-filled rooms that fill your living spaces with natural light, off-street parking for up to 5 cars, quality floor coverings, and under-cover parking. You'll have everything you need for a convenient and comfortable lifestyle. In terms of location, this wonderful home is perfectly positioned adjacent to the Flinders Park Football oval, offering a fantastic community atmosphere and activities for all ages. It's also just minutes away from the serene Linear Park, with its walking paths and bike tracks, making it an ideal spot for outdoor enthusiasts. Families will appreciate the proximity to the newly built Nazareth College, ensuring quality education is never far from home. You'll also enjoy easy access to public transport, local shopping options, and being midway between the city and Adelaide's pristine beaches. This is the ideal location to embrace the best of both worlds - a peaceful and spacious retreat while still being close to all the amenities you need. Don't miss the opportunity to make this fantastic family home yours. For more information please contact: Ralph Pacillo 0433 117 801 Jordan Prole 0452 077 433

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 the office of the agent 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.

Pricing at Auction - Our clients have chosen not to disclose a price guide. However, to help you we are providing the latest sales data upon request. This information will be accessible at our open inspections. It is important to note that throughout the campaign we are unable to provide any price or guidance. Disclaimer: Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 215339