

**20 Sycamore Avenue, Novar Gardens, SA 5040**



**Sold House**

Monday, 14 August 2023

20 Sycamore Avenue, Novar Gardens, SA 5040

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 569 m2**

**Type: House**



Tom Hall

0882928300

**\$838,500**

Located in sought-after Novar Gardens, this 3-bedroom house presents a prime opportunity for those looking to create their dream home. With a generous land size of approximately 569m<sup>2</sup>, the potential for renovation, knockdown, or rebuild (STCC) is yours to explore. As you step inside, you'll be welcomed by a spacious living area, flooded with natural light that filters in through large windows. This inviting space seamlessly flows into the dining and kitchen areas and a second living room, creating an open and interconnected layout that's perfect for both daily living and entertaining guests. The house features three well-proportioned bedrooms, with the main bedroom standing out for its excellent size and a built-in cupboard. Beautiful polished timber floors exude a sense of warmth throughout the house and ducted air conditioning ensures year round comfort. Stepping outside, you'll find a great-sized backyard perfect for the kids to play with a small garden shed for tools and outdoor equipment. Close to all family-friendly locations such as local parks, playgrounds and Glenelg golf club and located on a quiet street with only local traffic. Public transport links and quality schools including Immanuel College are nearby plus you're only moments from cosmopolitan Jetty Road, Glenelg Beach and Adelaide CBD. Auction: 27th August 2023 at 12.00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.