

206 Fletcher Road, Largs Bay, SA 5016



House For Sale

Wednesday, 8 May 2024

206 Fletcher Road, Largs Bay, SA 5016

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 697 m2

Type: House



Samuel Paton

0882928300

Auction (USP)

Welcome to your dream home in the heart of Largs Bay, where coastal living meets convenience. Nestled on a rare corner block, this immaculate 3-bedroom abode is the epitome of character comfort and style, catering perfectly to small families, couples, singles, or savvy investors alike. As you approach, you're greeted by a charming Bungalow facade, low-maintenance front garden and a welcoming undercover porch, ideal for savouring your morning coffee or basking in the sea breeze. Inside, the home boasts elegant wooden floorboards throughout, infusing the space with warmth and character. The generously-sized kitchen offers ample cupboard space, a large sink, and seamless connectivity to the spacious dining room - an idyllic setting for creating cherished family memories. For restful nights, three large bedrooms await, each equipped with built-in robes for storage. The main bathroom, complete with a separate bathtub and shower, ensures comfort and convenience for all. Step outside to discover an inviting undercover pergola area, perfect for alfresco dining and entertaining guests, while the expansive grassy yard provides plenty of space for children to play and explore. Additional features include a split system air conditioner in the living area for year-round comfort and a convenient large carport in the rear yard. Situated just minutes from the sandy shores of Largs Beach, this home offers unparalleled access to coastal bliss. Almond Tree Reserve, with its playground, basketball courts, and sprawling oval, is a leisurely stroll away, catering to active lifestyles. For shopping convenience, Port Adelaide Plaza is a mere 7-minute drive, while Westfield West Lakes beckons with its diverse retail offerings. Commuting is a breeze with Largs North Railway Station nearby, providing direct access to the CBD. Families will appreciate the esteemed zoning to Largs Bay School and Le Fevre High School, ensuring quality education options for children. What we Love: • Rare corner block in desirable Largs Bay • Character Bungalow facade • Low maintenance front garden • Welcoming undercover porch for morning relaxation • Elegant wooden floorboards throughout • Spacious kitchen with ample cupboard space • Three generous bedrooms with built-in robes • Main bathroom with separate bathtub and shower • Inviting undercover pergola area for outdoor entertaining • Expansive grass area for children to play • Split system air conditioner in living area • Convenient large carport in rear yard • Minutes from Largs Beach and coastal amenities • Almond Tree Reserve within walking distance • Close proximity to Port Adelaide Plaza and Westfield West Lakes • Easy access to Largs North Railway Station • Zoned for Largs Bay School and Le Fevre High School Auction: Saturday, 25th May 2024 at 10.30am 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 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.