

# 20b Nelson Avenue, Flinders Park, SA 5025



## Sold House

Thursday, 22 February 2024

20b Nelson Avenue, Flinders Park, SA 5025

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 372 m2**

**Type: House**



Will Fitridge  
0423479866

**\$1,195,000**

Auction Sat, 9th Mar - 11.30am (usp) Prepared to be completely 'wowed' by this newly built modern, stunning & stylish home with attention to detail and the quality of the finishes throughout this home. This is the ultimate family home that is widely spread out over 2 levels, with plenty of room for the whole family. You will love the spacious main bedroom with walk in robe and stunning ensuite fully tiled from floor to ceiling and double vanity. Entertaining and family time will be a breeze with a large open plan kitchen overlooking the generously sized family and dining areas, flowing through to your spacious rear paved yard and grassed area. What we love about this property: - 4 good size bedrooms, all with timber flooring and main bedroom downstairs - Open plan living with a separate powder room in the downstairs area - Butler's kitchen with loads of extra storage space - Ducted reverse cycle air-conditioning - Separate laundry - Timber floors throughout - Double garage with automatic roller door and internal access - Enclosed yard with lawn area and entertaining space Walking distance to Flinders Park Primary School and Nazareth Catholic College. Also, in very close proximity to Flinders Park Football Club, Grant Place Reserve, West Lakes Shopping Centre and Grange Beach. All this only 10 minutes to the Adelaide CBD. Do not miss out on this fantastic opportunity! Contact Will Fitridge on 0423 479 866 for more information. Certificate of Title - 6166/734 Council - Charles Sturt Zoning - GN - General Neighbourhood Year Built - 2016 Land Size - 372m<sup>2</sup> Total Build area - 229m<sup>2</sup> Council Rates - \$1,930.85 pa SA Water Rates - \$218.49 pa Emergency Services Levy - \$192.10 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403