

**21 Colin Street, Findon, SA 5023**

**House For Sale**

Tuesday, 6 February 2024

**Harcourts**  
**Property People**

21 Colin Street, Findon, SA 5023

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 585 m2**

**Type: House**



Danielle Albanese  
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## AUCTION | On Site - 24th February at 11:00am

Auction: On Site - Saturday, 24th February at 11:00am  
Price Guide: Under the Vendor's instruction no price guide will be quoted for this property, as it is being sold by way of public auction. However, recent sales data will be available at the open inspections and upon request. Perfectly positioned in an idyllic setting just next to Pamela Reserve, this lovingly maintained, solid-brick family home is ready for its next chapter. Beaming with natural light, the home features generously proportioned interiors and a versatile floorplan for those seeking flexible family living with space to entertain. Move in and enjoy this impressive property as-is or make some contemporary updates and create the residence of your dreams, the choice is yours. Notable features include: - 3 spacious bedrooms - main with comprehensive built-in-robe and ceiling fan, beds 1 & 2 with polished timber floorboards. - Modern, well-appointed eat-in kitchen with quality stainless steel appliances (incl. dishwasher) and ample storage. - Terrazzo bathroom with separate toilet. - Full-width veranda to the rear of the property, perfect for entertaining. - Manicured front and rear-gardens offering a retreat-like ambience. Perfect rear garden for kids to play, pets, etc. - 5.0kW solar system. - Garage or optional cinema room, carport to the front of the property + further off-street parking. - Ducted reverse-cycle air-conditioning, LED lights, security system, automated watering system + more. Located in one of Adelaide's most convenient and central locations - easy commutes to the CBD and Grange Foreshore, walking distance to public transport connections, moments to shops and schools - everything is at your door. \*\* The Vendor's Statement may be inspected at 685 Port Road, Woodville Park for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.