

21A Hms Buffalo Avenue, Edwardstown, SA 5039

**NOAKES
NICKOLAS**

Sold House

Thursday, 14 December 2023

21A Hms Buffalo Avenue, Edwardstown, SA 5039

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 220 m2

Type: House



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***THREE SOLD - ONE REMAINING!**STAMP DUTY EXEMPTION & \$15K FIRST HOME OWNERS GRANT (SUBJECT TO ELIGIBILITY)** If you're looking for a sleek and stylish home that doesn't skimp on the details, these up-and-coming addresses offer versatile living in the heart of Edwardstown. On the low maintenance allotments ranging from 220m² to 255m², behind sleek facades and feature front doors, each of the four homes available offer three bedrooms, two bathrooms and an open plan living space. Turnkey inclusions to love include Vista timber-look laminate floors to living spaces, Qube blackout blinds, and powder coated aluminium windows and doors. Allotment 1 (Proposed Res1) = Sold Build Area = 140sqm (approx.) Site Area = 250sqm (approx.) Allotment 2 (Proposed Res2) = Sold Build Area = 140sqm (approx.) Site Area = 220sqm (approx.) Allotment 3 (Proposed Res3) = Sold Build Area = 140sqm (approx.) Site Area = 220sqm (approx.) Allotment 4 (Proposed Res4) = Available Build Area = 140sqm (approx.) Site Area = 255sqm (approx.) Three bedrooms enjoy the comfort of textural carpet and the convenience of built-in robes, while the main bathroom adds on a private ensuite bathroom. Both bathrooms are well-sized and include stylish tiling, 5 Star-rated tapware and Chrome look towel rails, with a luxurious family-friendly Alpha bath within the main bathroom. Emerging in the open plan living, take in a modern kitchen including plentiful chic cabinetry, and Euro appliances including a stainless steel gas cooktop, rangehood and electric oven, plus a dishwasher, with the added bonus of a walk-in pantry to residences 1 and 4. There's so much flexibility to arrange your lounge and dining settings to suit your household. Finally, aluminium sliding doors guide you out to the low maintenance paved courtyard, creating a private and practical space to relax and entertain. Whether you're a first home buyer, family, busy professional, empty nester or investor, there's plenty to appreciate about these upcoming turnkey homes. From your home on HMS Buffalo Avenue, Edwardstown has it going on; from easy city access via the train, strolling distance to Castle Plaza (including Coles and Target), moments from Edwardstown Oval, and just 5km to the shores of Glenelg. More features to love:- 25 year building structural warranty and 3-month maintenance warranty- Reverse cycle ducted A/C throughout- Walk-in pantry and laundry to residences 1 and 4 and European laundry to residences 2 and 3- Secure garage with Colourbond door and a second off-street park- Instantaneous gas hot water system- Rainwater tank and low maintenance landscaping- Zoned to Hamilton Secondary College, walking distance to Forbes Primary and within the catchment area for Forbes Children's Centre- Easy access to buses along Raglan Avenue and Railway Terrace while just over 200m to Woodlands Park Train Station- Just 5.5km to the Adelaide CBD Perfectly suited to an array of buyer types including families, professionals, downsizers. You can't match the satisfaction of a custom-built and architecturally designed home with the added benefit of significant savings on stamp duty! Year Built: TBA Title: TBA Council: City of Marion Council Rates: TBA SA Water: TBA ES Levy: TBA Rental Appraisal: \$550 - \$600 pw Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.