

**22 Centre Street, Largs Bay, SA 5016**

**House For Sale**

Friday, 8 March 2024

22 Centre Street, Largs Bay, SA 5016

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Area: 697 m2**

**Type: House**



Kate Smith

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Gypsy Black

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**PG\$799k Auc Sat 23 March 11:30am USP**

Built in the late 1960's this sturdy brick home has been renovated into the perfect family oasis. Boasting a versatile layout, it is perfectly suited for growing families, with a dedicated rumpus room ideal for teenagers or accommodating visiting friends and relatives. Comprising of three well-appointed bedrooms, each equipped with built-in robes for added convenience. The bathroom has been tastefully updated, featuring both a shower and bath, while the kitchen has undergone renovations, ensuring modern functionality. The adjacent meals area and lounge provides space for relaxation and entertaining. Outdoor living is equally inviting, with a generous fully enclosed entertaining area providing the perfect setting for gatherings with family and friends. A single carport and driveway lead to a workshop/shed, providing ample storage options. The highlight of the outdoor space is undoubtedly the massive rumpus room, fully lined and equipped with air conditioning, offering endless possibilities for recreation and leisure. The salt-chlorinated pool, with solar heating, ensures not only a refreshing aquatic experience but also extends the enjoyment of summertime activities well into the evening. Whether it's a leisurely dip under the warm rays of the sun or an evening swim under the starlit sky, this pool provides an inviting oasis for relaxation and recreation. From family gatherings to intimate poolside evenings, this feature promises endless hours of summertime delight for residents and guests alike. Features you'll love: - 3 Large Bedrooms - Floating floorboards throughout - Salt chlorinated pool w/ solar heating & ozone purification - Spa with integrated gas heating - Instant gas hot water system - Ducted gas heating and evaporative cooling - Bore Water access - 2KW solar power system - Large rumpus room - Drive through access to garage and workshop Situated less than 200 meters from the highly sought-after Largs Bay Primary School and a mere stone's throw away from the serene Almond Tree Flat Reserve, this property offers unparalleled accessibility to essential amenities. With bus stops and the train station within walking distance, and the picturesque Largs Bay beach a mere five-minute drive away, this location epitomizes convenience. Additionally, Semaphore Road and 'The Port' are just a short drive away, ensuring that entertainment and leisure options abound. \*If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. \*Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. \*The vendor's statement may be inspected at 77 Semaphore Road, Semaphore for 3 consecutive business days immediately preceding the auction; and at the auction; for 30 minutes before it starts. RLA 325043