

22 Lindfield Avenue, Novar Gardens, SA 5040



House For Sale

Saturday, 2 December 2023

22 Lindfield Avenue, Novar Gardens, SA 5040

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 615 m2

Type: House



Rod Smitheram
0417626037



Tom Hall
0477749696

Auction (USP)

Welcome to this charming 3 -bedroom family home located in the highly sought-after suburb of Novar Gardens. As you step inside, you'll be greeted by the inviting open plan living, dining, and kitchen area. The kitchen features stainless steel appliances and a Kitchen bench top space designed to cater to the needs of modern family living. The living area is spacious, providing an ideal setting for both relaxation and entertaining guests. The master bedroom features its own ensuite and walk-in robe, offering a private haven for the homeowners. The two additional bedrooms are well-appointed with built-in robes, providing ample storage space. These bedrooms are serviced by the centrally located main bathroom, which features a relaxing bathtub. Step outside to discover the private outdoor alfresco area - an ideal space for hosting gatherings and enjoying the fresh air. The rear yard boasts an easy-care grass area, providing a perfect spot for outdoor activities and play. A spacious potential 4th bedroom or Rumpus room provide an amazing space to entertain the kids and family or that perfect teenage retreat for the growing family. A Third toilet is provided as well as a hand basin. This property comes with additional features including a double garage, ducted air conditioning throughout, and a stylish Terrazzo verandah that adds a touch of elegance. Conveniently located, this home is in close proximity to Jetty Road, Glenelg Golf Club, and Harbour Town. Families will appreciate the quality education options nearby, with Immanuel College just a short distance away. The property is also zoned to St Leonards Primary School and Plympton International College, ensuring access to excellent schooling options for your family.

What we love:

- Open plan living, dining, and kitchen area*
- Potential 4th bedroom or rumpus room
- Kitchen with stainless steel appliances, and breakfast bar
- Spacious living area
- Master bedroom with ensuite and walk-in robe
- Two additional bedrooms with built-in robes
- Centrally located main bathroom with a bathtub
- Private outdoor alfresco
- Easy-care grass area in the rear yard
- Double garage for secure parking
- Ducted air conditioning throughout
- Stylish Terrazzo Verandah*
- 4th bedroom or rumpus room complete with 3rd toilet and hand basin*
- Large garden Shed and storage shed
- Close proximity to Jetty Road, Glenelg Golf Club, and Harbour Town
- Quality education at Immanuel College
- Zoned to St Leonards Primary School, and Plympton International College

Auction: Saturday, 16th December at 4:30pm (unless sold prior) 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 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.