

22 Toledo Avenue, West Beach, SA 5024



House For Sale

Monday, 4 March 2024

22 Toledo Avenue, West Beach, SA 5024

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 762 m2

Type: House



Nick Psarros
0871236123



Niki Pittakis
0403585277

AUCTION ON SITE!

A spacious 762m² approx corner block awaits in the serene coastal neighbourhood of West Beach, nestled beside the Pacific Parade Reserve and just a brief 4-minute drive or 15 minute walk lands you on the sandy shores of West Beach. Beyond the imposing brick wall upon arrival lies a hidden gem-an expansive home yearning for rejuvenation. The well-designed floorplan sets the stage for your personal touch, whether you're an enthusiastic renovator or seeking endless possibilities with a creative vision or consider re-development (subject to council consent) for this unique opportunity. Venture through this spacious three bedroom, two bathroom home equipped with two separate living spaces, two dining areas and a unique pool located at the front of the home. Privacy is a defining feature of this residence, making it a true hidden gem. A double garage accommodating four cars awaits, while a spacious front verandah, coupled with a sizable built-in pool, beckons you into the heart of this home. Floor-to-ceiling windows grace the entire residence, offering an abundance of natural light. The originality of the formal living area is preserved with vaulted ceilings and a built-in bar, complemented by tiled floors and exposed, painted brick accents. The second family room or cinema room with built-in book shelves offers a quiet space to relax. A distinct dining room sets the stage for cherished moments, separating you from the generously sized kitchen brimming with potential. The master bedroom indulges in a luxurious ensuite adorned with sleek black floor-to-ceiling tiles, a spa bath, and a tiled vanity complete with built-in cupboards and a robe. Two additional bedrooms with built in robes or a versatile home office. Discover the main bathroom tiled to the ceiling with a separate toilet/powder room for visitors. Add to the original elegant features of this home and create a winning beachside oasis. KEY FEATURES: - Double garage with 4 car spaces - Swimming pool at the front of the home - Vaulted ceilings & floor to ceiling windows throughout - Spacious living room with a built-in bar & ceiling fan - Living room with tiled flooring - Sliding doors lead to the formal dining space - Dining space with a ceiling fan & tiled flooring - A second family room with carpeted flooring & built-in cupboards/shelves - Open plan kitchen & adjacent meals area - Kitchen with original cabinetry, wall oven & electric cook-top - Master bedroom with an ensuite and built-in robes & cupboards - Master features a built-in robe, ceiling fan & split-system A/C- Bed 2 & 3 with built-in cupboards & ceiling fans - Spacious main bathroom - Backyard with potential - Alarm system / Intercom - Solar panels- Subdivision Potential (STTC) Ideally located near West Beach's amenities, this property offers unparalleled convenience. With the beach, Linear Park trail, Apex Park and shopping centre nearby, it's a rare find. Don't miss this opportunity in the sought-after suburb of West Beach, with easy CBD access via Sir Donald Bradman Drive. Zoned for Henley High and West Beach Primary, with great private schooling options nearby. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6> Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.***Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection****The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."