

26 Sutton Avenue, Seacombe Gardens, SA 5047



Sold House

Friday, 11 August 2023

26 Sutton Avenue, Seacombe Gardens, SA 5047

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 700 m2

Type: House



Brad Donaldson
0451644099

\$720,000

Introducing this charming 3-bedroom house, perfectly situated in a central location on a generous 700 sqm (approx) of land, boasting tremendous potential for subdivision and development to accommodate 3 dwellings (STCC). This property presents a unique opportunity for investors or those looking to capitalize on its versatile land size. Upon entering, you will be greeted by a bright and airy open-plan living and dining area, thoughtfully designed with large windows that flood the space with natural light, creating a warm and inviting atmosphere. The spacious kitchen is equipped with ample storage, gas cooking and an underbench oven. For added comfort, the property features a wall-split air conditioning system. The house comprises three good-sized bedrooms, each carpeted for comfort. The master bedroom comes complete with a built-in robe, providing ample storage for your wardrobe essentials. Additionally, the property offers a large laundry and an excellent sized rear yard, offering plenty of space for outdoor activities and potential landscaping possibilities. A large shed at the rear of the property adds valuable storage space for gardening equipment and other belongings. Beyond the property itself, its location offers further appeal. Situated just a short stroll away from Westfield Marion, residents can enjoy convenient shopping and dining options. Excellent public transport connectivity adds to the convenience of this location, making commuting a breeze. Additionally, the property's proximity to Flinders Medical Centre and Flinders University is highly advantageous for medical professionals, students, or anyone seeking access to these facilities. What we love: • 3-bedroom house on 700 sqm (approx) • Potential for subdivision & development (STCC) • Open-plan living/dining • Spacious kitchen with storage & gas cooking • Three good-sized carpeted bedrooms • Master bedroom with built-in robe • Large laundry with storage and external access • Excellent sized rear yard with large shed • Short stroll to Westfield Marion and public transport • Close to Flinders Medical Centre and Flinders University • Close to nearby beaches and coastal living • 12.9km to Adelaide Airport • 13.9km to Adelaide CBD With its central location, this property ensures easy access to amenities and services, making it an ideal investment for the astute buyer seeking convenience and future potential. Don't miss your chance to secure this fantastic property, contact Wayne Tuong to discuss further. Auction: 12th August 2023 at 11:00am (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.