

**27 Duncan Street, Sturt, SA 5047**



**House For Sale**

Friday, 3 May 2024

27 Duncan Street, Sturt, SA 5047

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 800 m2**

**Type: House**



Travis Denham



Michelle Draper  
0420278550

## Offers Close by Monday, 13th of May at 12pm

Travis Denham and Michelle Draper present this beautiful home to the market at 27 Duncan Street, Sturt. Set on a spacious 800 sqm flat block with an impressive 18.59-meter frontage (approximately), this property is poised to capture the attention of families, visionary renovators, developers, and astute investors seeking to broaden their real estate holdings. Located in a coveted area, with convenient access to nearby amenities including shops and schools, this three-bedroom home represents an exceptional opportunity to acquire premium property in a highly sought-after locale. This charming home exudes character at every turn. The formal lounge boasts a large picture window that offers a picturesque view of the front gardens, while a skylight floods the room with natural light, creating a warm and inviting atmosphere. It's the ideal setting to cherish moments with loved ones and create lasting memories. Within the home, you'll discover three well-appointed bedrooms, each offering ample space to tailor to your individual taste and needs. For added convenience, all bedrooms feature built-in robes, providing plenty of storage solutions to keep your belongings organized and easily accessible. The kitchen is not only practical but also spacious, providing ample bench space for meal preparation and an abundance of cabinetry to fulfil all your storage requirements. Adjacent to the kitchen is a designated dining area, perfect for gathering with loved ones to share your favourite recipes and create unforgettable moments together. The sale of the property will also include the dining table and freestanding chairs. Accessing the rear yard is effortless, with convenient entry points from either the kitchen, laundry, or garage, providing seamless connectivity between indoor and outdoor living spaces. In addition to the roller shutters fitted to all windows surrounding the property, the new owner will value the peace of mind provided by the monitored security system, enhancing both security and climate control features of the home. Additionally, the property is serviced by ducted reverse cycle heating and cooling, ensuring comfort and efficiency throughout. The backyard is expansive, adorned with several trees, including an Avocado tree, adding to the natural charm of the space. A shaded pergola offers a delightful spot to relax and soak up the summer sunshine with friends and family, perfect for enjoying a leisurely BBQ. For those with a passion for gardening, the ample yard space provides an opportunity to exercise their green thumb, while a garden shed ensures safe storage for tools and equipment. What truly sets this beautiful home apart is its unbeatable location! Conveniently located near the breath-taking Adelaide Coastline, you'll have easy access to enjoy leisurely strolls along the beach and soak up the sun during those warm summer months. There is a plethora of schools including Seaview High School, Seacliff Primary, Dover or Warradale Kindergarten as well as multiple early learning centres, it offers convenience for families with young or school-aged children. Public transportation is easily accessible, with the Marion Bus Interchange and Brighton & Seacliff Railway Stations just a short distance away, ensuring effortless commuting options. Numerous shopping facilities, including Marion Shopping Centre, Brighton Central Foodland, and Jetty Road Brighton, cater to all your retail needs. Additionally, there's no shortage of parks and reserves nearby, perfect for outdoor activities and leisure. Moreover, with the Adelaide CBD just a twenty-five-minute commute, this location truly offers the best of both worlds-coast, convenience, amenities, and easy access to the bustling city centre. It doesn't get much better than this! Disclaimer: All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. (RLA 299713) Magain Real Estate Brighton Independent franchisee - Denham Property Sales Pty Ltd