

**27 Matheson Avenue, Findon, SA 5023**



**House For Sale**

Tuesday, 9 April 2024

27 Matheson Avenue, Findon, SA 5023

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1132 m2**

**Type: House**



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## Auction On-Site Wednesday 1st May 5:30PM

Welcome to this charming, much loved home situated on a large block of land in the highly sought-after suburb of Findon, conveniently located between the city and some of Adelaide's finest beaches and golf courses. This three bedroom, one-bathroom home is set on a 1132sqm (approx) allotment, giving you plenty of room to add your own personal touches or renovate to your tastes. You can also take advantage of the huge block of land to redevelop (STCC), or choose to rent out immediately with some minor repairs. As you approach the property, you'll be greeted by a welcoming front porch that leads you into a light-filled home. Upon entering, you'll discover an open-plan meals and kitchen area that is perfect for everyday life. The kitchen boasts plenty of benchtop space, cupboards, and an electric stove, providing you with everything. The home also features a separate lounge room where you can relax and unwind after a long day. The three comfortable bedrooms provide ample space and privacy, and the bathroom comes with a walk-in shower and a relaxing bathtub. You'll also find that the house is kept comfortable year-round with ducted air-conditioning and ceiling fans. Stepping outside, you'll find a large-level backyard with a secure fence, lawn, mature gardens, and two rainwater tanks. This is an ideal place for your children and pets to play, and for you to entertain guests on the rear verandah which includes all weather blinds. Further back on the property is a large garden with mature fruit trees and a shade house, providing you with ample space to grow your own produce. With a lockable garage, carport, and plenty of off-street parking, you'll never have to worry about finding a parking spot. The property also has a pretty street frontage that adds to its charm and character.

**Features:**

- Large 1132sqm (approx) allotment with huge potential (STCC)
- Three bedroom, one bathroom home
- Open-plan kitchen/meals
- Separate lounge room
- Ducted evaporative air-conditioning, ceiling fans
- Large-level backyard with mature gardens and fruit trees
- Lockable garage and carport
- Roller shutters on main windows
- Two water tanks
- Alarm system
- Excellent location

Perfectly positioned near David Reserve, nearby Mick Harley Reserve, close to both Westside Findon and Findon Shopping Centres, public and private schools, and convenient public transport, this property is a must-see. Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Grange RLA 314 251**

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | CHARLES STURT Zone | GN - General Neighbourhood Land | 1132sqm (Approx.) House | 164sqm (Approx.) Built | 1960 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa