

# 29 Eucalypt Parade, St Agnes, SA 5097

## Sold House

Wednesday, 13 March 2024

29 Eucalypt Parade, St Agnes, SA 5097

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 683 m<sup>2</sup>

Type: House



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**\$715,000**

Best Offers By 5pm Monday 24th March (unless sold prior) Step into and embrace the nostalgia and enduring elegance at 29 Eucalypt Parade, St Agnes- a residence that serves as a tribute to classic design. Built in 1974 and resting on a generous 683sqm block, this double brick home invites you to discover its timeless allure, the presence of beautiful arches throughout-a timeless architectural detail that enriches the overall character and aesthetic appeal. As you approach, the front facade sets the tone for the charm that lies within. Once inside, the journey begins on a short tiled hallway followed by beautiful polished floorboards, guiding you through a home that resonates with character and warmth. To your right, a cozy sunken lounge area awaits, adorned with a gas fireplace, inviting you to unwind in comfort and style. Continuing the exploration, to your left, three bedrooms unfold, each exuding a unique sense of coziness and character with plush new carpets. The master bedroom, a tranquil haven, features a walk-in robe and its very own sitting area or office space-a private retreat with direct access to the backyard. This is also where you'll discover the bathroom with a separate toilet, and a conveniently located laundry area with direct backyard access. Journeying back through the hallway, the kitchen takes centre stage with a beautiful breakfast bar and open window where you can entertain people in the family room, offering a practical and charming space equipped with a gas cooktop and oven. Beyond the kitchen, a second living area beckons, accompanied by the fourth bedroom-an ideal layout for versatile living. With direct access to the backyard, this space seamlessly connects indoor and outdoor living. As you step into the backyard, you'll find an undercover entertaining space-a versatile area ready for your unique vision, whether it's for hosting gatherings or simply enjoying the peace of outdoor living. Meandering pathways guide you through the various sections of the backyard, offering opportunities for exploration and enjoyment. Together, these elements lay the groundwork for a welcoming family retreat, just waiting for you to transform it into your ideal outdoor sanctuary. Among the notable features of this home, you'll find side gate access on both sides, ensuring convenient movement. An undercover carport and a storage shed further enhance the property's practicality, providing solutions for everyday needs. Just off the carport, the front courtyard offers a welcoming space to enjoy moments of tranquillity before stepping into the timeless charm. Additional features we adore include an evaporative ducted cooling system, instant gas hot water system, and low-maintenance gardens. 29 Eucalypt Parade invites you to step back in time while enjoying the comforts of modern living. With its thoughtful layout, nostalgic touches, and practical amenities, this residence captures the essence of enduring beauty and family warmth. Welcome home to St Agnes. Specifications: CT / 5124/922 Council / Tea Tree Gully Zoning / GN Built / 1974 Land / 683m<sup>2</sup> (approx.) Frontage / 19.05m Council Rates / \$2180pa Emergency Services Levy / \$154pa SA Water / \$251pq Estimated rental assessment / \$630 - \$680 per week / Written rental assessment can be provided upon request Nearby Schools / St Agnes School P-6, Ridgehaven P.S, Redwood Park P.S, Modbury H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 330069