

3 Abbotsbury Place, Evandale, SA 5069



House For Sale

Thursday, 11 January 2024

3 Abbotsbury Place, Evandale, SA 5069

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 373 m2

Type: House



Amity Dry

0438144224

\$850k

Auction Sat, 27th Jan - 10am (usp) The enduring charm of the character bungalow meets a contemporary new lease on life to give young and energetic families, fast-paced professionals and cruisy downsizers alike a home that makes its hard to leave and a dream when you do in a hidden pocket between St Peters and Norwood. Set on a leafy no-through road, this neat and whisper-quiet C1925 symmetrical bungalow hits that rare sweet spot between spacious and easy, starting with two double bedrooms and surprising you with a separate rear studio. Bringing it all together are its stylish, high-quality improvements; including Tasmanian Oak floors, a slick bathroom with double vanity and walk-in rain shower, and a kitchen with Corian benchtops, stainless steel appliances, breakfast bar and prime position at the head of a spacious open-plan family room. Work from home? The studio says, "I've got you covered". Love to dine alfresco style? The timber-decked patio is the perfect spot. Evandale is a petite suburb that packs a big punch in proximity, placing you within a walk of The Avenues shopping precinct, The Parade and St Peters' reserves/dog parks, all just a measly 10-minute drive from the CBD's festival-centric East End. The fresh start you've been searching for. -? Ideally placed in a quiet, leafy pocket of a tightly held and highly sought-after suburb -? Carport and space for additional off-street parking -? Take your pick from two large bedrooms -? Separate fully-lined studio could be converted to a bedroom -? High ceilings throughout -? Ducted air conditioning -? Established low-care gardens -? Strong rental history -? Dishwasher, gas cooktop and Puratap -? Loads of storage and separate laundry -? Walking distance from bus stops -? Moments from East Adelaide Primary School -? And much more. Certificate of Title - 5278/680 Council - NORWOOD PAYNEHAM & ST PETERS Zoning - EN - Established Neighbourhood Year Built - 1925 Land Size - 373sqm Total Build area - 193sqm Council Rates - \$1,540.99 pa SA Water Rates - \$198.54 pq Emergency Services Levy - \$172.45 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 286513