

**3 Barker Avenue, Tea Tree Gully, SA 5091**



**House For Sale**

Thursday, 30 May 2024

3 Barker Avenue, Tea Tree Gully, SA 5091

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 893 m2**

**Type: House**



Sam Doman

**\$599,000 to \$649,000**

Discover the charm and potential of this great double brick home, perfectly situated on a generous 893m<sup>2</sup> block in the heart of Tea Tree Gully. This property offers a comfortable and convenient lifestyle with ample room for future development or room to build a granny flat or possibly an enormous garage, for all your collectable cars, boats, caravans etc. (STPC)The lounge room is bright and inviting, with plenty of natural light and additionally a ceiling fan. The open plan kitchen and dining area offers great potential for renovation, allowing you to create your dream kitchen. Floorboards extend throughout the home, adding warmth. Other amenities include a gas hot water system installed just 12 months ago and reverse cycle air conditioning in both the lounge room and master bedroom.The master bedroom, located at the front of the house, features a built-in robe and ceiling fan. Bedroom 2 & 3 offers ample space for additional furnishings.The home features a spacious and practical laundry room with direct access to the backyard. Enjoy the expansive backyard, perfect for outdoor activities or future subdivision (stpc) Additionally, the property features a large rumpus room at the back of the house, equipped with its own split system and gas heater, making it ideal for a games room, self contained bedroom, home office, or additional living area.Conveniently located near Westfield Tea Tree Plaza Shopping Centre, St. Agnes, Hoyts Cinemas, Cafes, and Local Pubs, this home offers easy access to public transport, ensuring all essential amenities are within reach.Don't miss the opportunity to make 3 Barker Avenue yours! • 893m<sup>2</sup> block • Subdividable (stpc)• Timber floors throughout • 3 bedrooms • Large Rumpus room out the back • Open plan kitchen/dining area • Gas HWSDISCLAIMER: We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.RLA 292129