

**3 Flavel Street, West Beach, SA 5024**

**HARRIS**

**House For Sale**

Friday, 17 May 2024

3 Flavel Street, West Beach, SA 5024

**Bedrooms: 3**

**Bathrooms: 2**

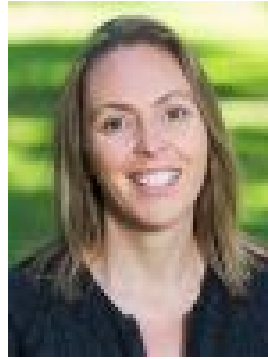
**Parkings: 1**

**Area: 620 m2**

**Type: House**



Tyson Edwards  
0438768878



Mandy Edwards  
0409650515

**\$1m**

Nestled in a serene neighbourhood, this charming Spanish-style home offers the perfect blend of traditional allure and coastal living. Boasting direct access to the Pacific Parade Reserve, nature lovers and outdoor enthusiasts will find themselves immersed in the beauty of lush greenery and tranquil surroundings right at their doorstep. Just try and keep the kids from enjoying the space of the reserve behind! Situated on a generous-sized block, this property provides ample space for families to thrive and create lasting memories. Whether it's enjoying leisurely strolls through linear park, hosting gatherings in the expansive backyard, or simply unwinding in the peaceful ambiance, this residence offers a myriad of opportunities for relaxation and recreation. While retaining its timeless architectural charm, this home presents an exciting opportunity for renovation and modernisation, allowing new owners to infuse their personal style and preferences. With its prime location, abundant space, and potential for customisation, this property embodies the quintessential coastal lifestyle, offering a rare chance to create a dream oasis tailored to individual tastes and desires.

Specifications: CT / 5570/538 Council / West Torrens Zoning / SN Built / 1973 Land / 620m<sup>2</sup> (approx.) Frontage / 24.46m Council Rates / \$1771.35pa Emergency Services Levy / \$76.70pa SA Water / \$207.75pq Estimated rental assessment: \$620 - \$650 pw/ (Written rental assessment can be provided upon request) Nearby Schools / West Beach P.S, Lockleys P.S, Fulham North P.S, Henley 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 | 226409