

# 3 Riverina Street, Largs North, SA 5016

## House For Sale

Sunday, 12 May 2024



3 Riverina Street, Largs North, SA 5016

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Anthony Fonovic

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## Best Offer Before 2pm Tuesday 4 June (USP)

Anthony Fonovic & Team Morris are proud to present this beautiful light-filled home perfect for the family that loves to entertain & enjoy an easy lifestyle. Situated on a generous 375sqm (approx) allotment this spacious home is perfect for the growing family looking to enjoy lots of space to live or the investor looking to increase their investment portfolio with a great yielding rental opportunity. This well-kept home offers a great size kitchen with ample storage including a large pantry, quality appliances with gas cooking & Bosch dishwasher. The kitchen overlooks the generous size dining & casual living. Located to the front of home is an enormous formal lounge or second living area large enough to almost be a dance hall. The main & 2nd living areas open out to the large stylish gable outdoor entertaining area with integrated lighting & ceiling fan, perfect for entertaining the largest of families & many friends. The master suite boasts an ensuite & walk-in-robe & bedroom 2 offers a built-in-robe. The centrally located bathroom offers a vanity with great under-sink storage, a large shower alcove & full-size bath. For full convenience, a separate toilet adjacent the separate laundry with direct access to the rear yard. The double garage offering a remote-control panel lift door with internal access to the home is also a perfect space to set up a gym or small workshop area with relief from the summer heat provided by another air-conditioning duct. Other features you'll love include: - \* LED downlights \* Timber flooring \* Evaporative ducted cooling \* R/C A/C \* Gas heating \* Low maintenance yard & gardens \* Handy garden shed. This gorgeous home is currently leased to August, so you'll have the choice to leave these great tenants in place or move in after the tenancy finishes. Positioned just minutes away from the white sands of Adelaide's best beaches, the iconic Largs Pier Hotel, multicultural Semaphore Road, local shopping, quality schools & nearby public transport, making an easy commute to the CBD this home ticks so many boxes. Add this beauty to your must-see list & call Anthony Fonovic now on 0411 513 352. Specifications: - Year Built: 2007 Land Size: 375sqm (approx) Council: Port Adelaide Enfield Council Rates: \$346.26pq Water Rates: \$74.20pq Sewerage Rates: \$105.92pq ESL: \$154.30pa Rental Estimate: \$TBApw The accuracy of this information cannot be guaranteed & all interested parties should seek independent advice. RLA 274675