

**3 Virgo Avenue, Warradale, SA 5046**

**NOAKES  
NICKOLAS**

**House For Sale**

Thursday, 15 February 2024

3 Virgo Avenue, Warradale, SA 5046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 284 m2**

**Type: House**



Zac Watts  
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Jake Billich  
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**\$880K**

Auction Sunday the 3rd of March at 11am (Unless Sold Prior). Standing proud over an easy-care 284sqm Torrens-titled allotment, this ultra-modern take on a low-maintenance lockup and leave townhouse presents an exciting premise for a vast array of buyers seeking proximity to the seaside. With the convenience of Westfield Marion and the trainline in its momentary sights, there is much to adore about this highly sought location, but even more to love when it comes to the stylish yet functional dual-level footprint. Waiting just beyond a timeless façade of crisp render and midnight brick, safe entry is granted through double garaging, passing the convenience of under stair storage and a powder room before arriving at a light-filled lounge that connects to a central courtyard. Sleek proportions feature throughout the open plan hub, combining living and dining with a polished kitchen that beautifully boasts Westinghouse 900mm gas cooktop, matching electric oven, dishwasher, glass splashback and ample gloss cabinetry. The modern laundry is conveniently tucked behind, allowing you to multi-task dinner and a load of washing so there's more time to relax after dessert. More midnight brick and good neighbour fencing wrap from the alfresco to the rear boundary, creating a peaceful haven away from it all, allowing you to entertain, play and spend slow weekends soaking up the sun instead of toiling away on the garden tools. Up above, the second level is dedicated to a peaceful slumber, where three bedrooms form a quiet and tight-knit zone, headlined by a master basked in front-facing sunlight through sheer curtains. Two further bedrooms are each fitted with built-in robes to keep things clutter-free, sharing access to their own floor-to-ceiling tiled bathroom with frameless shower and separate family-friendly bath. Falling within coveted zoning for Brighton Secondary is sure to seal the deal for families seeking a quality education, whilst the prospect of proximity to shopping amenities, cafés and a 4km Somerton Park radius translates to an exciting opportunity for all. Even more to love:- 6-star energy rating- 6.6kW solar system- Ducted & zoned R/C air conditioning- Zoned for in-demand Brighton Secondary School- Walking distance to bus stop, Warradale Primary, Lampshade café & Bowker Oval- Proximity to Westminster, Immanuel, SPW & Sacred Heart- Moments to Flinders Uni, Hospital & Southern Expressway Land Size: 284sqm Frontage: 7.5m Year Built: 2017 Title: Torrens Council: City of Marion Council Rates: \$2196.66 PASA Water: \$201.61 PQES Levy: \$175.45 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.