

30 Struan Avenue, Warradale, SA 5046



Sold House

Friday, 3 November 2023

30 Struan Avenue, Warradale, SA 5046

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 800 m2

Type: House



Christopher Jenman
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\$1,405,000

Welcome to 30 Struan Avenue, a truly beautiful property that embodies character, style and family living at its finest. Situated on a large 800sqm with a 23sqm frontage (approx.) allotment, this property offers plenty of room in a highly sought after suburb and falls within the Brighton Primary and Brighton Secondary School zones. Step inside to a warm and inviting atmosphere that's been thoughtfully renovated to maximise living space and entertainment areas. The kitchen is complete with gas cooking, excellent storage and a breakfast bar and overlooks the open plan living area which is complemented by large windows that provide a stunning panorama of the outdoor entertaining area and pool. A formal lounge also allows for additional space for relaxation and entertaining. The main bedroom includes a walk through robe and a deluxe ensuite and bedrooms 2 and 3 include ceiling fans. The updated three way main bathroom includes a bath. For those who work from home, a study nook is available, allowing a comfortable workspace. Step outside onto the outdoor entertaining area, complete with an outdoor kitchen which features a fridge and pizza oven, where you can host unforgettable gatherings with family and friends. The beautiful inground pool beckons you to take a refreshing dip and bask in the glorious sunshine. Additionally, there is a poolside room with a kitchenette and ensuite which is perfect for guests or it can also be used as an additional bedroom. The secure, landscaped front yard also provides extra room for the kids and pets to play and enjoy outdoor living. Additional property features include ducted air conditioning and a double garage with internal and external access. From this wonderful location, you're walking distance to the Esplanade, and to sunsets at Brighton Beach. Enjoy shopping at Westfield Marion and other local shopping centres including Brighton Central. Warradale Train Station is only a short walk away and quality education options abound Sacred Heart College, Westminster School and Immanuel College. With easy access to local reserves, Brighton Oval and the local beaches, you can refine your everyday coastal lifestyle. What we love: • Large allotment of 800sqm with a 23m frontage (approx.) • Zoned for Brighton Primary and Brighton Secondary School • Thoughtfully renovated interior maximising living space • Well-equipped kitchen with gas cooking and ample storage • Open-plan living area overlooking outdoor entertaining area and pool • Separate formal lounge for relaxation and entertaining • Main bedroom with walk-through robe and deluxe ensuite • Study nook for a comfortable workspace • Outdoor entertaining area with an outdoor kitchen, fridge, and pizza oven • Solar-heated salt-chlorinated pool • Poolside room with a kitchenette and ensuite • Easy access to shopping at Westfield Marion and local shopping centers • Short walk to Warradale Train Station Auction: Saturday, 18th November 2023 at 11.00am (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.