

30a Shirley Avenue, Felixstow, SA 5070

HARRIS

House For Sale

Wednesday, 7 February 2024

30a Shirley Avenue, Felixstow, SA 5070

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 334 m2

Type: House



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\$615k

A whisper-quiet, contemporary charmer nestled at the rear of this residents' only enclave on the leafy-fringe of Adelaide's iconic Linear Park, 30A Shirley Avenue offers a sought-after entry for young buyers, empty-nesters eager to retain some size and space, as well as couples with kids on the horizon. Behind a beautiful red-brick façade where established greenery and flowering creeper make this home instantly inviting, enter to light-filled elegance and easy open-plan entertaining as the spacious lounge seamlessly merges with the dining and contemporary kitchen. Featuring great bench top space and wide windows looking straight into the sunny, low maintenance backyard of sandstone pavers and tiered garden beds – this stress-free chef's zone lets you cook with company whether friends and family are inside or out. With plenty of comfort too, you'll find the bright and airy 3-bedroom footprint enjoying super soft carpets, generously proportioned master bedroom, and all easily accessing the central and sparkling contemporary bathroom spilling with natural light. There's also cosy ducted AC throughout for year-round comfort, practical laundry with storage and secure carport, giving this property the full home feel on a more manageable scale. Well located in this much-loved and tightly held pocket of the inner north-east where a raft of lifestyle amenities elevate your weekly routines, from the hugely popular Payneham Pool around the corner, as too the vibrant Marden Shopping Centre, or venture a touch further and find yourself at the bustling Firle Plaza & Kmart for great shopping options, while schools are close, quick and easy city-bound public transport, and of course the scenic Linear Park encouraging rejuvenating weekend walks and rides. With so much lifestyle easy at arm's reach, don't second guess modern contemporary simplicity! Features you'll love: - Beautiful open-plan entertaining spilling with natural light, and conversation-ready combined dining and kitchen zones - Cook with ease in this lovely contemporary kitchen featuring great bench top space, abundant cabinetry and cupboards, oven and gas stove top, and all with excellent views to the outside - Generous master bedroom with soft carpets and BIRs - 2 additional ample-sized bedrooms, both with plush carpets and one with BIRs - Neat and tidy main bathroom featuring separate shower and bath, as well as separate WC - Practical laundry with storage, and ducted AC for year-round comfort - Sunny, easy-care backyard flush with stone paving and raised gardens beds dotted with established greenery - Charming frontage with flowering gardens, and secure carport with roller door Location highlights: - Wonderful access to the scenic Linear Park encouraging an active, outdoors lifestyle - Moments to East Marden Primary and zoned for Charles Campbell College - Around the corner from Marden Shopping Centre, and a quick 6-minutes to Firle Plaza & Kmart - Only 5km's to Adelaide CBD straight down Payneham Road Specifications:CT / 5290/306Council / Norwood Payneham & St PetersZoning / GNBuilt / 1995Strata Rates / \$1,070pa per unit (shared building insurance)Strata / Self managedCouncil Rates / \$1,260pa (approx)Emergency Services Levy / \$117pa (approx)SA Water Rates / \$153pq (approx)SA Water / Shared consumption \$99pq (approx.)Common Lighting power supply / \$50pq (approx.)Estimated rental assessment / \$600 - \$660 per week Written rental assessment can be provided upon requestNearby Schools / Felixstow P.S, East Marden P.S, East Torrens P.S, Charles Campbell CollegeDisclaimer: 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