

31 South Avenue, Hallett Cove, SA 5158

NOAKES
NICKOLAS

House For Sale

Wednesday, 22 November 2023

31 South Avenue, Hallett Cove, SA 5158

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 466 m2

Type: House



Jordan Tresidder
0478727400



Callan Eames
0431471470

Best Offers By 11/12 (USP)

Best Offers By Monday 11th December at 1pm (Unless Sold Prior). Set upon a prized 466sqm coastal corner of Hallett Cove, this reinvigorated residence has been transformed to meet your modern needs whilst staying true to its close connection with the nearby coast. Rising over the quiet intersecting street to peer out at the water, the front entertaining deck provides a 'holiday at home' vantage point to capture those magical ocean sunsets. Through double French doors that continue the vibe to a sympathetically adorned interior, floating floors and a feature wall bring warmth to a spacious lounge that flows through to bistro dining and a reappointed kitchen – guaranteed to impress with new ceramic cooktop, soft close drawers, timber benchtops and a timeless rustic style. Both bedrooms occupy spacious proportions between tall ceilings and warm floors, with a privileged view out towards the treetops and seaside for the masters. Bringing a welcome dose of verdant green to the oceanic surrounds, a lush fernery and small rear yard complete the picture for both kids and pets, whilst the adults will love the undercover BBQ area that caters to all your outdoor party needs with timber fireplace, sink and wet area. Easy to immerse yourself in local leisure, you'll love finding direct access to Hallett Cove Conservation Park and boardwalk at the end of your street, whilst the shoreline rests just 500 steps from your doorstep. Even your office commute is made a breeze, with a 240m stroll to Hallett Cove train station facilitating your city arrival within 25 minutes. Even more to love:- Corner allotment with prized side access- Secure garage & carport with extra storage- Dual driveways with off-street space for a boat- Modern timber fencing & landscaped front gardens- Remodelled bathroom & laundry- Split system air conditioning- Zoned for Hallett Cove School- Walking distance beautiful local beaches, playgrounds & walking trails- Moments to local shopping amenities, Westfield Marion, Flinders Uni & Hospital

Land Size: 466m² Frontage: 15.28m Year Built: 1960 Title: Torrens Council: City of Marion Council Rates: \$1,181.88 PASA Water: \$153.70 PQES Levy: \$111.60 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.