

31A Gambia Ave, Hampstead Gardens, SA, 5086

Sold House

Tuesday, 18 April 2023



31A Gambia Ave, Hampstead Gardens, SA, 5086

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Jackie Bayly
0870718000



Juliette Hamilton
0870718000

Quiet & conveniently positioned

Perfectly located between parks, schools, cafes and shops, this home is the perfect downsizer, first home, or investment opportunity.

The quiet street is wide and adorned by beautiful homes with everything you need at your fingertips.

Public transport is only a short walk away on North East Road and Klemzig O'Bahn Interchange is a short drive where you can leave your car for a fuss free 10-15 minute bus ride.

All the fabulous features that Adelaide City has to offer like The Adelaide Oval Riverbank precinct and River Torrens Linear Park are within 7 kilometers for you and your family to enjoy for coming years.

Surrounded by a variety of shopping Centres including Marden Shopping Centre, Walkerville, Greenacres or Sefton Plaza makes shopping convenient.

When it comes to education there is plenty of quality public and private schools available in this area. Only a short drive or walk to Hillcrest Primary, Hampstead Primary, Nailsworth Primary, Vale Park Primary, St. Andrews Anglican Primary, Martin's Catholic Primary, Roma Mitchell Secondary College, Our Lady Sacred Heart, Black Friars Priory School and many more.

The Master bedroom has direct access to the bathroom.

Bedroom 2 has plenty of storage with built in wardrobes, then bedroom 3 can be used as a guest room, study or additional storage.

The laundry has plenty of room for a washing machine, dryer and adjacent is a linen press with plenty of storage space to share.

As you head down the corridor you enter the open plan living and dining.

Meals can be prepared in the kitchen and passed through the server to the dining room, keeping the mess out of site.

This is perfect for entertaining. Head outside to a tidy and easy to maintain garden.

With a garden shed you have the blessing of additional storage space.

There is plenty of natural sunlight you can relax inside or outside and enjoy the privacy this property has due to the high fences.

Appealing to first home buyers, families, and astute investors, this home is ideal. Priced to sell, this house is a must see.

More you'll love about this home:

- Quiet Street
- Amazing location Shops, eateries, parks, playgrounds and schools all within walking distance or a short drive
- Plenty of nearby public transportation
- Freshly painted throughout
- Good sized kitchen bench and pantry, plenty of space for meal prep,

additional storage above and under the bench, double basin with filtered water tap

- ☒ New carpets in bedroom 2 & 3
- ☒ Fresh tiles in the bathroom
- ☒ Reverse Cycle heat/cooling system
- ☒ Low maintenance garden at the back and front
- ☒ Safe and secure lock up gate, screen door and main door at the front of the property
- ☒ Undercover garage and plenty of room in the driveway for another 2 cars, plus plenty of off street parking

Specifications

CT I 5806/940

Council I Port Adelaide Enfield

Built I 2000

Land I 300sqm

Council Rates I \$304.96pq

SA Water I \$167.70 supply + usage

ESL I \$136.75pa

Easement I No

Encumbrance I No

Disclaimer: All information provided has been obtained from sources we believe to be accurate and is provided as a guide only. We cannot guarantee the information is accurate and the Agent, Vendor and supplier 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 advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at 60 North Terrace Kent Town for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 266410