

**32 Cuthbert Avenue, Gulfview Heights, SA 5096**



**Sold House**

Thursday, 26 October 2023

32 Cuthbert Avenue, Gulfview Heights, SA 5096

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



John Ktoris

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**\$650,000**

Say Hello to 32 Cuthbert Avenue, a residence that has been lovingly maintained and tastefully presented with a keen eye for style. Nestled on a beautifully landscaped 600sqm\* allotment in a family friend neighbourhood, this property offers an ideal foundation for endless possibilities. As soon as you step inside, you'll feel the inviting warmth and charm that this residence exudes. The polished floorboards and abundant natural light that bathes the interior truly transform this house into a warm and welcoming home. Upon entering, you'll be welcomed by the expansive living room, an ideal spot for relaxation and unwinding. An elegant archway seamlessly links the living area to the adjoining dining and kitchen areas. The kitchen, with a view of the backyard, features ornate timber cabinetry and modern appliances, including a wall oven and a gas cooktop. As you journey down the hallway, you'll find three generously sized bedrooms, with the first bedroom featuring a split system air conditioner, guaranteeing a comfortable retreat all year round. The well-maintained bathroom offers a shower and bathtub, along with a vanity. For added convenience, the toilet is separate, contributing to a highly practical layout. Step outside to find a meticulously maintained backyard that offers ample space for family relaxation and enjoyment. A raised veranda creates an ideal atmosphere for entertaining friends and family, while the expansive lawn area is perfect for children to play and pets to roam freely. This property boasts a convenient location, providing easy access to amenities, parks, and schools. A short drive takes you Modbury Heights Shopping Centre ensuring your daily errands are a breeze. For families, Gulfview Heights Primary School is just a short walk away, ensuring an easy and stress-free commute for school-age children. Nature enthusiasts will appreciate having Leonard Street Reserve and Cobbler Creek Playground within arm's reach. These green havens feature playgrounds, picnic areas, and vast open spaces – perfect for relaxation and exploration. Check me out; – Torrens Title, built in 1975 – 600sqm\* allotment – Meticulously maintained family home – Polished floorboards throughout – Abundant natural light – Three spacious bedrooms, bedroom one featuring split system air conditioner – Generous living room adjacent to open plan kitchen and meals area – Kitchen featuring ornate timber cabinetry and updated appliances – Well maintained bathroom with shower, bathtub and vanity – Separate toilet for added convenience – Secure undercover carport with roller door – Separate laundry with direct rear access – Veranda overlooking manicured grassed yard – Garden shed – Fully fenced front yard with lock up gate – Roller blinds to windows – Superb location, minutes from shopping, parks and schools – And so much more.. Specifications: CT // 5470/222 Built // 1975 House // 185.7 sqm\* Land // 600 sqm\* Frontage // 19.3m\* Council // City of Salisbury Nearby Schools // Gulfview Heights Primary School, Kings Baptist Grammar School, Keithcot Farm Primary School On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. John Ktoris – 0433 666 129 johnk@eclipse realestate.com.au Carlos Carosi – 0402 561 416 carlosc@eclipse realestate.com.au RLA 277 085