

32 Francis Street, St Agnes, SA, 5097

Sold House

Friday, 19 May 2023



32 Francis Street, St Agnes, SA, 5097

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Anthony Fonovic
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Redevelopment or Renovation Project or a Great 1st Home Buyer Or Investor Opportunity

Anthony Fonovic & Team Morris are proud to present this substantially sized 3-bedroom in the highly sought-after suburb of St Agnes ideal for the 1st home buyer looking for an affordable opportunity to enter the property market, the astute investor looking to increase their rental portfolio with a great yielder, or the new home builder that has always searched for that perfect location to build their long-awaited dream home (STPC).

The galley kitchen with electric cooking overlooks the dining & is adjacent the large light-filled lounge room offering reverse-cycle A/C for all-year-round comfort.

All bedrooms are of generous proportions & feature ceiling fans, the master also offers reverse-cycle A/C. The large bathroom features a full-size bathtub, large shower alcove & a pedestal vanity & for full family convenience is adjacent the separate toilet.

Outside you have all the space you need for the children to play & pets to run with large & fully secured backyard overlooked by the great size outdoor entertaining area with ceiling fan & convenient storage cupboard for your BBQ utensils as well as a handy bench that opens out to a unique little washbasin.

For the motoring enthusiast, tradesperson, leisure seeker with many vehicles, you'll love the wide range of parking options with the undercover carport & fully secured garage.

Other features you'll also love include:-

- Electric storage hot water system
- Garden shed
- Multiple rainwater tanks
- Linen storage in the hallway
- Ceiling fans throughout

This location is perfectly positioned only 230m from your local shopping mall offering Coles, Aldi & Liquorland as well as a range of convenient specialty stores including Australia Post & Terry White Chemmart. For full shopping convenience you'll love Westfield Tea Tree Plaza & Tea Tree Plus less than 3.5km from your front door.

For the lovers of the outdoors you'll never be bored with the many local reserves & nature walks on offer including the Ansty Hill Recreation Park.

This opportunity is one not to be missed so call Anthony Fonovic now on 0411 513 352 or email anthony@timmorrisre.com for further details.

Specifications: -

Council: City of Tea Tree Gully
Zoning: Gen N'hood (Z2102)-GN
Built: 1970
Land Size: 660 sqm
Frontage: 27.43m (Approx)
Council Rates: \$327.42pq
Water Rates: \$70.80pq
Sewer Rates: \$75.85pq
ES Levy: \$83.70pa

The accuracy of this information cannot be guaranteed & all interested parties should seek independent advice.

RLA 274675