

**32B Ashleigh Avenue, Felixstow, SA 5070**

**Professionals**

**Sold House**

Sunday, 24 September 2023

32B Ashleigh Avenue, Felixstow, SA 5070

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 399 m2**

**Type: House**



Caleb Robins  
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Vincent Wang  
0882695333

**\$1,010,000**

Auction: Saturday 21st October @ 11am (Unless Sold Prior) This Circa 2008, Torrens Titled, Georgian fronted property presents an exceptional opportunity for those where presentation counts. \*3 double bedrooms, the main with the essential walk-in robe and private ensuite. Bedrooms 2 and 3 have floor to ceiling robes.\*A "Vogue" style kitchen comprising stone waterfall island bar, high gloss cabinetry, glass splashback, stainless appliances, gas cooktop and double sink.\*The main open plan living is light and bright and features neutral large format tiling and glass sliding doors leading to the alfresco living.\*A second living or TV room is set to the front of the home and could also be utilised as a home office.\*Lofty 2.7m ceilings offer a sense of space, brand new LED downlighting, and ducted reverse cycle air conditioning to keep you cool for summer and snuggly warm for the winter.\*The home has a solar panel system with a very generous government feed tariff of 44 cents/kwh (make your own enquiry for confirmation of continued tariff).\*A pitched roof alfresco entertaining with glistening timber deck runs the whole width of the rear of the home. The total allotment size of 399sqm ensures there is still a generous rear grassed and gardened area, perfect for the kids or pets. \*A short 6 kms has you into the CBD, with Felixstow shopping centre within an easy walk. Major shopping at Firle, Marden, or Newton shopping centres, everything you need. \*500 metres to the North is the outdoor leisure area Felixstow Park with amazing lifestyle amenities. This leads directly onto a tranquil tree lined section of Linear Park, it's a most amazing part of the river to walk, stroll and explore. \*Dual zoned in the highly sought after catchment area for East Marden Primary and Felixstow Primary Schools.\*A home to impress on every level. RLA 188874