

33 Crittenden Road, Findon, SA 5023



House For Sale

Tuesday, 21 November 2023

33 Crittenden Road, Findon, SA 5023

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 500 m2

Type: House



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Best Offers By Tuesday 12th December 5:00PM (USP)

With refreshed original footings and in thriving pocket of the inner west packed with conveniences, this solid brick c.1952 corner block property may be modest but is no-less a meaningful start for those eager to escape the rent race and plant their feet in a comfy base they can update if need be further down the track. Behind a charming, rendered frontage and sunny front yard, 33 Crittenden offers a cosy 3-bedroom footprint where a light-filled formal lounge and central dining zone with an adjoining modern kitchen keeps family time well-connected whether it's getting started for the day or whipping up delicious mid-week dinners. Along with a sparkling and uplifted main bathroom, handy second WC next to the functional laundry, as well as a back lobby/sunroom that opens to a spacious and sunbathed backyard ready and waiting to be revitalised - there's much more than meets the eye to this home spilling with hidden potential. That said, those looking for a long-term investment to lease, while exploring future redesign and rebuild possibilities (STCC) will find an address that offers ideal lifestyle options, including cafés, breweries and popular eateries, the bustling Findon Shopping Centre, and local schools all at arm's reach adding immense value to what is no doubt a hugely desirable real estate addition. Currently tenanted at \$600 per week until September 2024. With choices abound and scope to match, there's plenty to think about here!

FEATURES WE LOVE

- Sunny corner block property inviting attractive rental, redesign or rebuilt potential (subject to council conditions)
- Charming frontage, durable hybrid floors and ambient LED downlighting throughout
- Light-filled formal lounge, open and airy central dining area and updated kitchen with good bench top space and abundant cabinetry and cupboards
- 2 large bedrooms, the main featuring handy BIRs, and ample-sized third bedroom next to the lobby/sunroom
- Light and bright modern bathroom, practical laundry with second WC and ducted AC throughout
- Recently installed air conditioning system, with zoning option
- Security system installed
- Completely rewired electrical system
- Large secure carport and spacious backyard with generous lawn area

LOCATION

- Close to a raft of local cafés, eateries, and pubs for a great social lifestyle
- Around the corner from both Flinders Park Primary, as well as Findon High for easy morning commutes with the kids
- A stone's throw to Findon Shopping Centre and Welland Plaza, while wonderfully placed between the city and the soft sands of Grange Beach

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | City of Charles Sturt Zone | GN - General Neighbourhood \\ Land | 500sqm (Approx.) House | 157sqm (Approx.) Built | 1952 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa