

# 34 Janlyn Road, Vista, SA 5091



## Sold House

Thursday, 17 August 2023

34 Janlyn Road, Vista, SA 5091

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 760 m2**

**Type: House**



Rosalind Neale

**\$625,000**

Situated next to a nature reserve on a generous allotment of 760m<sup>2</sup>, this family home has been lovingly cared for and well maintained by the owners for the past 45+ years. Only a short walk to St Agnes Primary School and zoned to Tea Tree Gully Primary and Banksia Park International High School. For convenience St Agnes Shopping Centre and Tea Tree Plaza shopping centre are only a short drive. Nearby is Anstey Hill Recreation Park with walking tracks to explore and within easy walking distance to public transport. Upon entrance to this solid brick home, you are welcomed by the lounge room with wall of windows allowing in natural light and keep cosy with the gas wall heater. Dining room with glass sliding doors welcomes you out to the paved undercover entertaining area. Elevated views over the back yard which includes separate air-conditioned rumpus room, garden shed, rainwater tank and lawns for the children to play on. Single car carport with off street parking for more vehicles. Well-appointed kitchen with walk-in pantry, electric oven and cooktop, dual sink and breakfast bar to family room with tiled floors and views to rear yard via glass sliding doors. Accommodation is provided by a generous master bedroom complete with built-in wardrobe and ceiling fan along with two additional well-proportioned bedrooms, both with built-in wardrobes. The family bathroom with separate bath and shower is complimented by a dedicated laundry with built-in storage space & separate toilet. Perfect opportunity to secure a well maintained one owner property in a sought after North Eastern suburb. Features include :

- Three bedroom solid brick home
- Well-appointed kitchen
- Spacious lounge room with gas heater
- Separate dining & family room
- Bathroom with separate shower & bath
- Paved undercover entertaining area
- Exterior air-conditioned Rumpus room
- Large rear yard with garden shed & rainwater tank

Specifications:- CT / Volume 5529 Folio 507 Council / Tea Tree Gully Zoning / General Neighbourhood Built / 1973 Internal / 143 m<sup>2</sup> (approx.) Land / 760 m<sup>2</sup> (approx.) Council Rates / \$1,582.31 pa (approx.) SA Water / \$109.27 pq (approx.) ES Levy / \$46.15 pa (approx.)