

**34 Sunningdale Avenue, Novar Gardens, SA 5040**



**Sold House**

Friday, 3 November 2023

34 Sunningdale Avenue, Novar Gardens, SA 5040

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 670 m2**

**Type: House**



Rod Smitheram  
0417626037



Tom Hall  
0477749696

**\$920,000**

Welcome to 34 Sunningdale Avenue, Novar Gardens - the perfect family character home. This property offers open plan living and dining, making it ideal for family gatherings and entertaining. Featuring three bedrooms and the flexibility of an optional fourth bedroom or second living space, this home adapts to your needs. The updated kitchen boasts stainless steel appliances and ample bench space, providing a functional and stylish cooking environment. The fully tiled bathroom includes a bath tub for relaxation. Step outside to a large rear yard with an outdoor entertaining area, perfect for enjoying the outdoors. A workshop/shed is available for your projects and storage needs. Additional features of the home include original flooring throughout adding to the charm of the home, a double carport for your security, along with Built-in-Robes in two of the bedrooms. This residence is adjacent to the Glenelg Golf Club, offering picturesque views and leisure opportunities. It's also conveniently close to cosmopolitan Jetty Road and Harbour Town for shopping and dining. Families will appreciate the proximity to the prestigious Immanuel College. Don't miss the chance to make this wonderful property your new family home.

What we love:

- Open plan living and dining for family gatherings
- Three bedrooms, two with BIR
- Optional fourth bedroom or second living space
- Updated kitchen with stainless steel appliances
- Plenty of bench and storage space in kitchen
- Fully tiled bathroom with a bathtub
- Spacious rear yard
- Outdoor entertaining area
- Workshop/shed for projects and storage
- Original flooring throughout
- Double carport for secure parking
- Adjacent to the Glenelg Golf Club
- Close proximity to Jetty Road and Harbour Town
- Convenient access to the prestigious Immanuel College

Auction: Saturday, 25th November 2023 at 4.00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.