

34 Tobruk Avenue, St Marys, SA 5042

HARRIS

House For Sale

Thursday, 30 May 2024

34 Tobruk Avenue, St Marys, SA 5042

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 744 m2

Type: House



Peter Alexandrou
0412833501



Tom Alexandrou
0432029659

\$745k-\$795k

Nestled in the heart of St Marys, 34 Tobruk Avenue offers a unique opportunity for those with a vision. Built in 1955, this property is perfect for buyers looking to renovate or redevelop, taking advantage of the prime location and spacious lot. Additionally, it is a great investment opportunity, currently rented until August at \$425 per week. As you approach the property, you're greeted by a lush front grass area. The current structure, while charming, provides a good foundation for those looking to infuse modern touches or entirely reimagine the space. The lounge room features polished timber floors, offering a glimpse of the potential for beautiful renovations. A split system ensures comfort, showing that even with updates, the home has functional amenities. The kitchen, equipped with an electric cooktop, ample storage and a breakfast bar, awaits a modern makeover. The adjacent meals area is perfectly situated for an open-concept redesign, creating a more fluid and contemporary living space. With three bedrooms, the home offers flexible living arrangements. Bedroom 1 provides a cozy retreat, while Bedroom 2 and 3, notably larger, could serve as a luxurious master suite after renovation. A practical laundry area with access to the expansive backyard. The big, flat grass area in the back is ideal for creating a stunning outdoor living space or extending the home's footprint (STCC). The fully fenced yard ensures privacy, making it a secure space for future family use. Additional features include a covered carport for convenient off-street parking, a shed for storage, and a separate teenage retreat that offers potential for guest accommodation or a private office space. The verandah and outdoor entertaining area present opportunities for enhancing outdoor living. One of the standout attributes of this property is its location. A short stroll takes you to St Marys Park, providing a beautiful green space for recreation and relaxation, enhancing the appeal of this address. Specifications: CT / 5730/306 Council / Mitcham Zoning / SN Built / 1955 Land / 744m² (approx) Frontage / 17.68m Council Rates / \$1646.90pa Emergency Services Levy / \$158.85pa SA Water / \$184.72pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Clovelly Park P.S, Marion P.S, Edwardstown P.S, Clapham P.S, Unley H.S, Springbank Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 333839