

35 Balranald Avenue, Largs Bay, SA 5016



Sold House

Tuesday, 14 November 2023

35 Balranald Avenue, Largs Bay, SA 5016

Bedrooms: 4

Bathrooms: 1

Parkings: 7

Type: House



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\$832,500

This meticulously renovated 1950s brick residence caters to various buyers-ideal for young families, investors, or those looking to upsize into the area. Located in a prime spot, it offers a coastal lifestyle with low-maintenance living and immediate occupancy. Upon entry, enjoy abundant natural light, Tasmanian Oak floorboards, and high ceilings. Original heritage touches blend with sophisticated natural tones in a well-thought-out design. The spacious living room features a cosy combustion heater, creating a warm and tranquil atmosphere. The open-plan kitchen is generously sized with ample storage, stainless steel appliances, and a gas cooktop. It seamlessly connects to the main dining area, perfect for entertaining or culinary pursuits. The central bathroom exudes spa-like luxury with soothing tones and floor-to-ceiling tiles. A second water closet adds convenience for seamless family living. When you prioritise your comfort and lifestyle, the backyard is a private oasis with a meticulously landscaped yard featuring low-maintenance plants. The pergola offers an ideal spot for outdoor entertaining or unwinding in carefree comfort whilst the rumpus is a versatile space for the whole family. A separated work-from-home space, parents retreat or even a second kids' play area. More to love:- Ducted R/C, combustion heater in the living room, ceiling fans in all rooms- Original Tasmanian Oak Floorboards- Centralised main bathroom, with a second separate W/C- Versatile rumpus room, generous in size- 2 large undercover outdoor entertaining areas- Generous garden shed- Security roller shutters to front windows- Stainless steel kitchen appliances, gas cooktop- 5kW solar panels- Bore Water- Lock up garage with roller door and much more... Amongst a well-maintained and tightly held pocket of Largs Bay, you will enjoy all the charm and convenience this home has to offer. This home is ideal for a variety of buyers and is a within-reach opportunity to own in the highly desired 5016 postcode. Within walking distance of Almond Tree Flat Reserve and a short ride to Semaphore Road for shopping, cafes, bars and other amenities such as childcare, it is easy to understand why this opportunity will not last long. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7> Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.***Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection****The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts.