

35 Young Street, Reynella, SA 5161



House For Sale

Wednesday, 29 November 2023

35 Young Street, Reynella, SA 5161

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 706 m2

Type: House



Joe Marriott
0488451773

Auction

Auction - Saturday December 16th at 4:00pm Joe Marriott and the team at Ray White Colonel Light Gardens are proud to present this 1967 inviting family home located in Reynella. This cozy residence combines functionality and charm, whilst being strategically located, to promise both convenience and tranquillity. Step inside to stunning floating floorboards upon entry with adjoining living, kitchen, and dining areas. Offering outdoor access to a spacious backyard, ideal for families with children and pets, this home provides ample space for everyone to spread out and enjoy each other's company. Enjoy comfort all year-round with a split system air conditioner in the living area and electric evaporative heating. This residence is designed for both relaxation and functionality, creating a welcoming haven for all. Each of the three bedrooms in this home comes complete with ceiling fans and built-in robes. Two of the bedrooms treat you to captivating views of Adelaide's picturesque landscaping, adding a touch of natural beauty to your everyday life. The main bathroom, thoughtfully renovated in 2020, is strategically positioned just off all bedrooms, providing convenient access for everyone. This smart layout ensures practicality, making daily life a seamless and enjoyable experience for all. Step outside to natural beauty and functionality with a large lush grass area bordered by trees along the back fence, creating a serene backdrop. A generously sized paved area provides versatility for outdoor activities, while the undercover patio area offers an ideal setting for alfresco dining or relaxation. A gorgeous palm tree stands as a centrepiece, adding a touch of tropical charm to the yard. This residence offers parking at your fingertips with a secure roller door carport for one car, providing both convenience and security. Not to mention the open driveway in the front yard to comfortably fit another 2 cars. Discover educational excellence with this home being zoned to the renowned Reynella East College. The neighbourhood also boasts close proximity to other prestigious schools, including Wirreanda Secondary School and Hallett Cove School. As well as short and convenient access to the freeway, making weekend getaways a breeze or ensuring a short and straightforward drive into the city. This strategic location not only prioritizes education but also facilitates a lifestyle that embraces both leisure and urban exploration. More reasons to love this home:- Torrens Titled 1967 build- Floating floorboards throughout the home- Adjoining living, kitchen and dining area- BIR in each of the bedrooms- Split system air conditioning in the living area- Recently renovated main bathroom- Secure roller door- Landscaped front and backyard- Garden shed for storage- Easy access to the main road and expressway Specifications: Title Type: Torrens Titled Year Built: 1967 Lot Size: 706 sqm (approx) Council Rates: \$1,597.16 p/a Emergency Services Levy: \$116.50 p/a Water & Sewer Rates: \$153.70 p/q (supply only) 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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.