

**36 Coombe Road, Allenby Gardens, SA 5009**



**House For Sale**

Friday, 31 May 2024

36 Coombe Road, Allenby Gardens, SA 5009

**Bedrooms: 3**

**Bathrooms: 2**

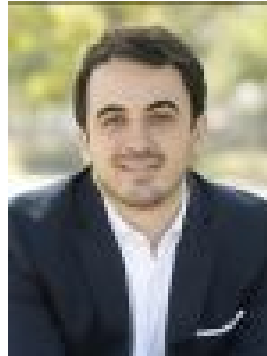
**Parkings: 2**

**Area: 419 m2**

**Type: House**



Thanasi Mantopoulos  
0883527111



Justin Peters  
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## **Auction | Sunday 16th June @ 11am**

This character bungalow is exquisitely renovated and offers plenty of room for the whole family, while providing an excellent lifestyle with its prized location. Boasting three good sized bedrooms, two with built-in wardrobes, a central family bathroom plus additional shower and WC in the laundry. The new eat-in kitchen provides plenty of storage and bench space, and creates the ideal space for family mealtimes or entertaining friends. The spacious lounge is equipped with a ceiling fan, split system AC and feature fireplace. Outside, this home offers off street parking, with side street access to an undercover carport, which leads to an undercover entertaining area and quiet courtyard at the side of the home. The established gardens at the front complements the character of the home, with an oversized porch, you can set up a couch or table and chairs and enjoy a morning coffee or a book. The position of this home is unbeatable. Quality schools are assured with Kilkenny and Allenby Gardens Primary Schools plus St. Michael's College is in easy walking reach, which means as far as family value goes, this is immediate lifestyle magic. Welland Plaza Shopping Centre is within walking distance for weekly shopping, cafes and other boutique shops to explore. Allenby Gardens Reserve is across the road, which includes a playground, tennis courts and basketball courts, ideal for keeping little ones entertained.

**Key Features-** c1926 stone-fronted character bungalow- 3 bedrooms- Bedrooms 1 and 2 with BIRs- 2 renovated bathrooms- Spacious lounge with ceiling fan and fireplace- Charming polished timber floors- Split system AC to lounge and rear bedroom- Undercover entertaining area plus courtyard- Off street parking accessible from the side street- Walking distance to Welland Plaza & Drakes Supermarket- Just 5km to the city, 7km to the beach & 5km to the airport

**Specifications**  
Title: Torrens Title  
Year built: c1926  
Land size: 419sqm (approx)  
Council: City of Charles Sturt  
Council rates: \$1,252.95pa (approx)  
ESL: 160.20pa (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629