

36 Dillon Street, Redwood Park, SA 5097



House For Sale

Monday, 20 May 2024

36 Dillon Street, Redwood Park, SA 5097

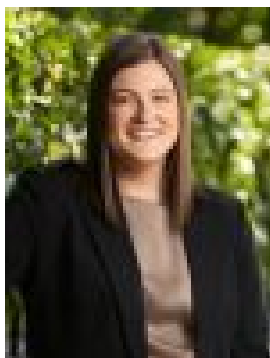
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 560 m2

Type: House



Vanessa Bianco
0426031255



Joe Hibeljic
0431334630

Auction On-Site Saturday 8th June 10:30AM

Nestled in the heart of Redwood Park, this charming three-bedroom, two-bathroom home offers an ideal blend of comfort, convenience, and contemporary living. Built in 1977, this meticulously maintained residence sits on a generous 565 square meter block, boasting ample space for families to thrive. Perfectly positioned just a stone's throw away from Redwood Park Primary School and a local community shopping centre featuring an IGA and pizza shop, convenience is at your doorstep. But it's not just the location that sets this home apart; it's the thoughtful design and recent upgrades, like the recently painted roof and verandah, along with a secure, big backyard, that truly make it shine. Inside, you'll find a modern kitchen equipped with a dishwasher, breakfast bar, and ample cupboard and bench space. The adjacent meals area offers convenient everyday living, and a seamless flow between the spaces. The large separate lounge features gas heating and polished timber floorboards, while ducted reverse cycle air conditioning ensures year-round comfort. Eco-conscious buyers will appreciate the addition of solar panels, offering both energy savings and environmental benefits. The master bedroom boasts a private ensuite and built-in robe, providing a parent's sanctuary. The master and second bedrooms are further enhanced by the view of the gated front pergola with a peaceful fishpond. Meanwhile the updated main bathroom is well-equipped for the family, with a separate toilet for convenience. Step out from the dining area onto the large, newly painted, decked verandah, ideal during any weather for easy outdoor living and entertaining. The spacious backyard is perfect for children and pets to play and relax. Additionally, there is an established vegetable garden with a shed and a new fence, ensuring safety and peace of mind. The home is complete with a laundry room and a single carport with a roller door for secure parking. Conveniently located within walking distance to IGA Redwood Park and a short drive from Westfield Tea Tree Plaza, you'll have access to an array of shops, cafes, and entertainment options. Plus, with nearby reserves and quality schools, including Banksia Park International High School and St Francis Xavier's Regional Catholic School, the lifestyle possibilities are endless. Don't miss your chance to own this delightful home, where modern comforts meet unbeatable convenience in a sought-after neighbourhood. Schedule your viewing today.

Property Features:

- Three-bedroom and two-bathroom home
- The master bedroom has a built-in robe and private ensuite
- The remaining bedrooms have built-in wardrobes
- Front lounge room with a cosy wall heater
- Combined kitchen and meals space with verandah access
- The kitchen has a breakfast bar, walk-in pantry, dishwasher, and gas stove, with ample storage and bench space
- Updated main bathroom with bathtub, glass shower, vanity storage, floor-to-ceiling tiles, and a separate toilet
- Laundry room with ample storage, floor-to-ceiling tiles, and backyard access
- Reverse cycle ducted air conditioning throughout the home
- Floorboards throughout the lounge room and bedrooms and tiles in the meals and kitchen
- Blinds fitted throughout the home for comfort
- Gas hot water system for efficiency
- 6.6kw/h Solar system with seventeen-panels to reduce energy costs
- Roof recently painted with the last two years
- Spacious, recently painted, decked pitched roof verandah entertaining area
- Large backyard with established garden beds, vegie patch, secure fencing, and a garden shed
- Secure carport parking with roller door and extra driveway parking
- Front gated pergola area with a fishpond
- Generous 565 sqm block with large frontage built in 1977

Schools: The nearby unzoned primary schools are Redwood Park Primary School, Ridgehaven Primary School, Modbury School P-6, The Heights School, and Surrey Downs Primary School. The nearby zoned secondary school is The Heights School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Tea Tree Gully Zone | GN - General Neighbourhood \\ Land | 560sqm (Approx.) House | 240sqm (Approx.) Built | 1977 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa