

37 Newton Road, Newton, SA 5074



House For Sale

Thursday, 28 March 2024

37 Newton Road, Newton, SA 5074

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 693 m2

Type: House



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AUCTION (U.S.P)

Situated on a coveted corner allotment spanning approximately 693 square meters, 37 Newton Road in Newton beckons with its versatile opportunities. From its meticulously maintained facade to its ample interior spaces, this family abode presents a canvas ripe for various endeavors. Whether you envision settling in immediately, embarking on a fresh construction project, manifesting your dream home, or exploring development prospects (STCC), the possibilities abound. Upon crossing the threshold, the home welcomes with its charming timber-look floors throughout, setting the tone for a warm and inviting atmosphere. These floors seamlessly guide you through the updated living areas, where the fusion of living and dining spaces forms the nucleus of family life. Bathed in natural light year-round, this central zone is complemented by a well-appointed kitchen equipped with modern conveniences, including a dishwasher, and stainless steel appliances. Ample bench and cupboard space ensure functionality meets style in this culinary hub. The residence boasts three bedrooms, each offering a balance of comfort and space. Two of these bedrooms feature built-in robes, providing practical storage solutions, while all three are adorned with ceiling fans to ensure year-round comfort. A well-appointed bathroom, complete with a separate toilet, caters to the needs of daily living. Beyond the interior, this property offers a wealth of additional features to enhance the living experience. Double-width undercover parking, accessible from Playford Road, ensures convenience and security for vehicles. Ducted reverse cycle air conditioning and a security alarm system add modern comforts and peace of mind. Outside, manicured yards and gardens create a tranquil retreat, while an extensive yard area provides ample space for outdoor activities. A spacious garden shed offers storage solutions, while an uncovered entertaining area sets the stage for alfresco gatherings and relaxation. Conveniently located just a short stroll from Newton Shopping Centre, this property also enjoys proximity to quality local schools, parks, and public transportation options. Its prime location ensures easy access to everyday amenities and recreational pursuits, promising a lifestyle of comfort and convenience for its fortunate occupants.

Key highlights:-

- Coveted corner allotment spanning approximately 693 square meters-
- Versatile opportunities for immediate occupancy, renovation, dream home construction, or development (subject to council approval)-
- Well-appointed kitchen with modern appliances and ample storage space-
- Three spacious bedrooms, two with built-in robes, all featuring ceiling fans-
- Well-appointed bathroom with separate toilet for added convenience-
- Additional features include double-width undercover parking, ducted reverse cycle air conditioning, and a security alarm system-
- Manicured yards and gardens enhance outdoor living, complemented by a garden shed and uncovered entertaining area-
- Conveniently located within walking distance of Newton Shopping Centre, quality local schools, parks, and public transportation options-
- Currently tenanted with lease until 16th of July 2024

Rates and Fees -

- Council: \$1,948.60 per year
- SA Water: \$240.00 per quarter
- ESL: \$164.90 per year