

37 St Andrews Crescent, Novar Gardens, SA 5040



House For Sale

Thursday, 25 January 2024

37 St Andrews Crescent, Novar Gardens, SA 5040

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Michael Georgiadis
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AUCTION ON SITE Sat 17/2/2024 at 11.00am (USP)

THE LOCATION Prime location between the city and the sea, within minutes to Glenelg precinct and your choice of public transport. Enjoy fabulous shopping at Harbour Town and many local centres. Be spoilt for choice of schools, including Immanuel College, Plympton International College R-12 and St Leonard's Primary School, just to name a few.

THE PROPERTY Whether you are looking for your next project or a live-in property then this one is worthy of your inspection. The current c1968 brick home is set on a substantial allotment of approximately 740m² offering a very neat and tidy appearance inside and out. Enjoy the many features on offer:

- * Ducted reverse cycle air conditioning for year-round comfort.
- * 3 large bedrooms, or 2 plus study.
- * Spacious light-filled private living room with wall unit air conditioner and timber panel feature wall.
- * 2nd living/family room with rear yard access, making it the perfect spot for the teens or indoor entertaining.
- * The kitchen/meals is well designed with plenty of overhead/underneath timber cabinetry, plenty of bench space, dishwasher, upright stove and ceiling fan.
- * The bathroom is well presented and comprises shower alcove vanity.
- * The separate laundry and wc are also well presented.

Outside

- * Rear garage converted into rumpus room with split system a/c and neat fixtures.
- * 2 undercover pergolas plus verandah will make outside entertaining very comfortable.
- * Good size garden shed
- * Rainwater tank
- * Solar panels 3kw
- * Sensor lights
- * Single carport, plus further parking for 2 vehicles
- * All garden areas have been well maintained

This is an excellent opportunity in the highly sought after suburb of Novar Gardens. "PLEASE NOTE the Form 1 - Vendor's Statement (Section 7) Land and Business (Sale and Conveyancing) Act 1994 may be inspected at MichaelKris Real Estate office located at 538 Grange Road, Henley Beach for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts."