

38 Ferguson Avenue, Myrtle Bank, SA 5064

HARRIS

House For Sale

Thursday, 13 June 2024

38 Ferguson Avenue, Myrtle Bank, SA 5064

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 862 m2

Type: House



Daniel Oliver
0400877705



Daniel Stewart
0435764255

\$1.5m

Enhanced by the leafy surrounds of its sweeping 862sqm parcel, this tightly held character home is brought to the market for the first time since its c1940 construction. Behind a quintessential white picket fence and substantial front gardens, the red brick façade creates a charming impression from the street, encased by other quality homes and family-friendly domains including adjacent Fraser Reserve. Granting both natural light and a lush backdrop, picture windows surround a front living room set upon freshly polished floorboards, transferring down the hallway to an updated kitchen, connecting dining room and versatile second family room. Both bedrooms offer spacious potential, sharing a remodelled main bathroom with convenient separate toilet. Taking the same stance as the spacious front garden but multiplying it, the backyard flourishes with a bevy of established trees surrounding the path leading from shaded decking to a central patio – offering multiple destinations to enjoy your morning coffee and creating a private sanctuary from your cosmopolitan surrounds. Updated enough for you to move straight in, yet offering plenty of potential to complete an inspired remodel, this exceptional property is only enhanced by the unparalleled surrounding lifestyle of esteemed Myrtle Bank... Even more to love:

- Secure carport behind roller door
- Multiple off-street driveway parking
- Freestanding electric cooker & dishwasher
- Freshly polished floorboards
- Ducted air conditioning
- Fireplace
- Garden shed
- Zoned for Glen Osmond Primary & Unley High
- Proximity to Urrbrae Agricultural, Seymour & Concordia College
- Footsteps to bus stop, Ridge Park & Bertram Hawker Kindergarten
- Minutes to Frewville Foodland, Burnside Village & CBD

Specifications: CT / 5260/51 Council / Unley Zoning / SN Built / 1940 Land / 862m² (approx) Frontage / 20.12m Council Rates / \$2,347.60 pa Emergency Services Levy / \$154.50 pa SA Water / \$266.08 p/q n/d Estimated rental assessment / \$550 - \$600 per week / Written rental assessment can be provided upon request

Nearby Schools / Glen Osmond P.S, Mitcham P.S, Unley H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S

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