

**38A Cedar Avenue, Warradale, SA 5046**



**Sold House**

Tuesday, 21 November 2023

38A Cedar Avenue, Warradale, SA 5046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 357 m2**

**Type: House**



Rhys Digance  
0404422155



Jason Rudd  
0448681043

**\$818,000**

Best Offer By 4th of December (USP) Situated in the highly desirable pocket of Warradale, this spacious and contemporary home offers a wonderful combination of comfort, style, and convenience. With its attractive design, modern features, and ideal location, this low maintenance home presents an excellent opportunity for those seeking a new lease on life by the Beach. The location offers easy access to quality schools as well as public transport and general amenities. Offering three generous sized bedrooms, an open plan kitchen living and dining area, central family bathroom and laundry and a stunning outdoor decked alfresco area surrounded by a well-manicured, low maintenance garden. Showcasing low maintenance living, this property is ideal for the first home buyers, downsizers or investors looking to purchase in a highly sought after location. Key Features:- Light filled open plan kitchen, living and dining area opening to the undercover alfresco area- Functional kitchen complete with quality stainless steel appliances and ample storage- Master suite complete with walk in robe & ensuite complete with shower, large vanity & toilet- Two additional bedrooms both generous in space and include floor to ceiling built in robes- Central family bathroom with bath, shower, separate vanity & toilet- Laundry room with direct external access- Large decked undercover alfresco area opening out to the low maintenance grassed area- Secure automatic roller door garage with direct internal access- Additional off street parking available- Close to local schools, shops and public transport Perfectly positioned in an ultra convenient location with great local shops, cafes & public transport just minutes away as well as amenities that include Westfield Marion Shopping Centre, The Warradale Hotel and SA Aquatic & Leisure Centre being all easily accessible. This is a fantastic location that offers everything, just a short drive away from the golden sands of the popular Glenelg & Brighton beaches, with reputable schools such as Christ the King, Warradale Primary & Westminster all within close proximity as well as being zoned to Hamilton Secondary School. Year Built / 2012 Land Size / 357m<sup>2</sup> Council / Marion Council Rates / \$476 PQ All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 254416