

**38A Conmurra Avenue, Edwardstown, SA 5039**

**NOAKES  
NICKOLAS**

**Sold House**

Thursday, 11 April 2024

38A Conmurra Avenue, Edwardstown, SA 5039

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact agent

Brand new and ready to transform from a house to a home, these impressively finished single storey 2024 builds will make an ideal home or investment in the ever-popular Edwardstown. Each Torrens titled home boasts three bedrooms, two bathrooms and generous open plan living, embrace a modern floorplan that puts the emphasis on low maintenance living. Clean facades of hebel, Colorbond roofing and low maintenance landscaping set the tone for minimalist interiors that will form the perfect basis for applying your personal style. Quality finishes include timber look laminate floors, LED downlights and floor-to-ceiling tiled bathrooms, with large stylish main bathrooms including generous bathtubs and walk-in showers. Two double bedrooms include built-in robes, while the main bedrooms step it up with a walk-in robe and sleek private ensuite bathrooms. Open plan living rooms will supply everything you need for summer entertaining and winter hibernation, with plenty of room for your existing generous lounge and dining suites – or treat yourself to something new to go with your new home. Contemporary kitchens include stone benchtops and breakfast bars, feature lighting, tiled splashbacks and stainless steel appliances including gas cooktops, electric ovens and dishwashers. Ideally located between the coast and city, enjoy a life of convenience in Edwardstown. Explore local cafes including Omnivore and The Middle Store, settle the kids in quality local schools, and enjoy the special feeling of being the first to live in a new home on Conmurra. More features to love:- Reverse cycle ducted A/C throughout- Secure garage with auto roller door plus further off-street parking - Instant gas hot water system- Rainwater tank- Walking distance to Castle Plaza including Coles, Target and dining options, Bunnings Edwardstown, and more convenience along South Road- Zoned to Hamilton Secondary College, close to Westminster School, Clovelly Park Primary and Edwardstown Primary and within the catchment area for Ascot Park Kindergarten- Easy access Ascot Park Railway Station plus buses along South and Daws roads- Just 3.6km to Westfield Marion, 5.5km to Glenelg and 6km to the Adelaide CBD

Year Built: 2024  
Title: Torrens  
Council: City of Marion  
Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.