

**3A Colton Avenue, Hove, SA 5048**



**House For Sale**

Monday, 8 January 2024

3A Colton Avenue, Hove, SA 5048

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 240 m2**

**Type: House**



Josh Morrison  
0432306842



Steve Krause  
0802944111

**\$799k - \$859k**

Please contact Josh Morrison for more details or to register your interest..With an abundance of natural light throughout, this three-bedroom home offers an outstanding opportunity for upsizers, families or to add to your investment portfolio. Currently tenanted until August 2024 @ \$580 per week to great tenants. The moment you walk through the front door, you are welcomed by the generous sized open plan living with high ceilings and tiled floors. The chef of the family will be able to cook and entertain in the kitchen with stone benchtops, plenty of cupboards and bench space, stainless steel appliances (including dishwasher), pantry and gas cooking. All three bedrooms offer floor to ceiling built in robes with a central bathroom. There is also a powder room for when guests come over, ducted reverse cycle air conditioning and a private paved courtyard for entertaining outside. There is a single lockup garage and extra space for a second vehicle to be parked securely off the street. Located within the Brighton Secondary School Zone and close to Marymount College, Westminster College, transport and local shops, you will just love the convenience of living here! All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 310071)