

# 3A White Street, Allenby Gardens, SA 5009

## Sold House

Friday, 27 October 2023

3A White Street, Allenby Gardens, SA 5009

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 376 m<sup>2</sup>

Type: House



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**\$815,000**

Nestled in the heart of one of the west's most beautiful suburbs, this wonderfully crafted, three-bedroom, two-bathroom residence is a testament to effortless living and sophisticated design. The home's exterior exudes an inviting charm, while the interior spaces are thoughtfully designed to cater to the needs of a modern family. At the heart of the home, the open plan kitchen, dining, and living area melds with the outdoor undercover entertaining space, providing plenty of room to cohesively congregate indoors or out. This setup is a dream for entertainers, allowing for gatherings to take place across the entire rear of the home, regardless of the season. The outdoor area is equally impressive, featuring lush, green lawns and low-maintenance gardens, providing a serene backdrop for outdoor activities. A handy shed completes the outdoor offering, providing additional storage or workspace. A pretty family home, with sturdy bones built to last – make this address yours today!

Features to note:

- Electric lock up garage
- Electric roller door to side courtyard for additional car storage
- Ducted reverse cycle air conditioning
- Ceiling fans to multiple rooms
- Outdoor undercover entertaining with ceiling fan
- Open plan design
- Dual sink with filter tap
- Bosch dishwasher
- Smeg gas cook top
- Smeg electric oven
- Breakfast bar
- Ample storage cupboards
- Separate toilet
- Full sized bathtub
- Walk-in robe and ensuite to master bedroom
- Waterfall shower head to ensuite
- Built in robes to bed 2 and 3
- Garden shed
- Easy care yards

Shopping:

- The weekly shop an easy task at either Welland Shopping Centre or Brickworks Marketplace, both minutes away.

Local Attractions/Entertainment:

- Outdoor enthusiasts will enjoy the easy access of the Linear Park walking trail, taking you to city or sea.
- Adelaide Entrainment Centre
- Adelaide 36ers Arena
- Coopers Stadium
- Allenby Gardens Reserve
- West Hindmarsh Dog Park (Jervois Ave)

Eateries, Pubs, Cafes and Restaurants:

- The Gov
- Queen Street Café' scene (Elizabeth Street, Croydon)
- Plant 3 Microbrewery and Plant 4 Marketplace in Bowden
- Mitolo Coffee
- Coffee in Common
- Bloom Restaurant
- Shapeshifter Brewing

Schooling:

- Zoned to Allenby Gardens Primary School and Underdale High School
- St Joseph's, Flinders Park Primary, Kilkenny Primary, St Michael's College all within walking distance.

Transportation:

- 20 minutes walk to Croydon Train station
- Endless bus stops along Grange Road.

Method of Sale:

- Best Offer By 7:00pm, Monday 13th November 2023

Disclaimer:

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For more information:

- Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0448 888 816.