

**3B Hereford Avenue, Trinity Gardens, SA 5068**

**Raine&Horne.**

**Sold House**

Friday, 3 November 2023

3B Hereford Avenue, Trinity Gardens, SA 5068

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 489 m2**

**Type: House**



Alan Gobec

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**\$996,000**

Situated on a quiet, leafy avenue, this immaculate spacious maisonette offers the best of easy-care living from its prime position in sought-after Trinity Gardens. A relaxed, low-maintenance lifestyle on a delightfully private, easy-care allotment of some 489 sqm (approx), combines with a well-designed layout offering up to 4 good size bedrooms (main ENS & WIR), two separate living areas, and an outstanding Eastern suburbs address close to the CBD, Norwood Parade's vibrant cafes, Firlle Plaza shopping, quality schools, public transport, and much more. From its neat, easy-care street presence, the charm of this lovely home is evident from the moment you step inside the generous front entry. A spacious, versatile layout features a large lounge and casual meals at the front of the home, and to the other side of the entry, a large study provides flexible options as a 4th bedroom if required. At the heart of the home, the large well-equipped kitchen with ample cabinetry and bench-top space oversees a generous open-plan family and meals area perfect for hosting friends. A nice leafy outlook with sliding door access through to the central courtyard adds to the relaxed & welcoming feel throughout the home. Three good-sized bedrooms are privately located towards the rear section of the home, including the main with en-suite and WIR, and 2nd and 3rd bedrooms also with excellent storage with built-in robes to each. The large, well-presented family bathroom with separate w.c. and separate vanity, as well as the laundry are also conveniently positioned near the bedrooms. For year-round comfort, this lovely home also comes fitted with ducted reverse-cycle air-conditioning. Step outside to a very generous, private backyard setting ideal for children and pets, bright and airy private central courtyard, handy garden shed for external storage, and garage UMR with remote entry roller door for secure off-street parking. Ready to move in and enjoy, this very appealing home would make a great place to call home and offers an outstanding opportunity for both owner-occupiers as well as investors in search of an excellent investment in a prime location close to the City. Don't delay for this one! Key features;- Quiet, leafy avenue in a highly desirable location- 4 Good size bedrooms, main with ENS & WIR- Two spacious living areas- Large kitchen with ample cabinetry and bench-top space- Ducted reverse cycle air-conditioning- Overall allotment size 489 sqm (approx) - Private, easy-care backyard & central courtyard- Close to the City, Norwood Parade, Firlle Plaza, popular schools & public transport- Zoned for Trinity Gardens Primary School, and Norwood International High For further details please phone Alan Gobec of Raine & Horne. RLA144653.\*Neither the Agent nor the Vendor accepts any liability for any errors or omissions in this advertisement (including but not limited to the property's land size, dimensions, floor plan, build size, and condition). Any details intended to be relied upon should be independently verified by interested parties.