

**4 Eleventh Avenue, St Peters, SA 5069**

**Sold House**

Sunday, 13 August 2023

4 Eleventh Avenue, St Peters, SA 5069

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 300 m2**

**Type: House**



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**\$1,160,000**

AUCTION 12/8 11am on-site register from 10.30am, (unless sold prior). Contact Agent for a list of area sales. This enchanting stone-fronted villa fuses character with modern living. Positioned on a wide tree-lined street in prestigious St Peters, with the River Torrens walking trails nearby, this much loved home has been meticulously cared for by the same owner since it was built. It offers a floorplan that is both flexible and functional with formal and informal living areas. The private entrance opens to the central hallway which leads into the cosy lounge with timber and parquet floors, charming ornate ceiling rose and chandelier. The rear of the home incorporates the open-plan living, dining and kitchen with adjoining laundry. The master and second bedroom include built-in robes and provide access into the recently renovated two-way bathroom with dual vanities. The third bedroom with double doors, offers the versatility of a study or hobby room to accommodate your needs. Set on low-maintenance grounds with a light-filled front courtyard and paved outdoor alfresco entertaining area with manicured gardens at the rear. This fabulous location is an easy commute to the City, close to public transport (o-bahn), local shops and cafes, and the cosmopolitan precinct of North Adelaide. FEATURES TO LOVE:- Solar panels - Carport with automatic roller door - Second car space located in driveway - Electric stove top and oven- Ducted reverse cycle air-conditioning with zone control- Fans to master, second bedroom and open-plan living - Quality timber and parquet floors throughout - New internal blinds- Window shades to external windows - Garden shed - Renovated two-way bathroom - Flexible floorplan with optional third bedroom- Easy-care grounds Torrens Title Year Built / 1993 Land Size / 300 sqm approx Council / Norwood Payneham & St Peters Council Rates / \$1,483.92 approx PA Water Rates / \$193.93 approx PQESL / \$167.90 approx PA\*All information deemed reliable but not guaranteed. All interested parties should make and rely upon their own enquiries to determine the accuracy of the information provided. If the property is advertised for auction, the vendors statement may be inspected at Agency Avenue office for 3 business days leading up to the auction and 30 minutes prior to the auction starting.