

4 Raymond Grove, Warradale, SA 5046

HARRIS

House For Sale

Wednesday, 22 May 2024

4 Raymond Grove, Warradale, SA 5046

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 473 m2

Type: House



Guy Barrett
0405663406



Sam Johns
0437885776

\$725k-\$750k

Best offers by 12pm Tuesday 4th June 2024 (Unless Sold Prior) Keen renovators, first homebuyers and astute developers rejoice. This dearly held 1950s home where Raymond Grove carves out your very own corner slice of Warradale is what suburban dreams-in-the-making are made of. You'll wake up to its untapped potential the moment you see its strong double brick bones - specifically the unique brickwork and arched openings on its western boundary. Curves are back in a big way. The need for a versatile floorplan never left the building. You've got both - plus the scope to rejig and extend an existing footprint with a rear rumpus/bar to go with its sunroom, north-facing living room and a large and reliable kitchen. With its corner placing comes one less immediate neighbour to worry about and greater access to a nicely sized 473sqm parcel with a large storage shed and lock-up carport. Thinking bigger? This is a prime canvas for something shiny and new (STCC) in a suburb that's no stranger to fresh builds and exciting developments. Just a 6-minute drive or 10-minute pedal from Somerton's Esplanade and a fleeting moment from Marion's Westfield and indoors pools, Warradale takes its zoned ticket to Brighton Secondary School and hands it over with a sunny smile and says, "you're going to love it here". More to love: Enviably set on a unique corner parcel in its exciting beachside suburb Held by the one family for decades Strong bones make it an ideal renovation project if it doesn't make way for a new build Wonderfully original throughout Heating and cooling provisions Loads of storage Separate laundry Rear rumpus with its very own bar Established easy-care gardens Walking distance from public transport Zoned for Brighton Secondary School and moments from Sacred Heart College Just 20 minutes from the CBD Specifications: CT / 5432/132 Council / Marion Zoning / General Neighbourhood Built / 1959 Land / 473m² Frontage / 39.64m Emergency Services Levy / \$161.60pa Council Rates / \$1,879.07pa SA Water / \$183.19pq Estimated rental assessment / \$560 to \$590 per week / Written rental assessment can be provided upon request Nearby Schools / Warradale P.S, Ascot Park P.S, Brighton Secondary School, Springbank Secondary College 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409