

**4 Swift Avenue, Melrose Park, SA 5039**



**House For Sale**

Saturday, 11 May 2024

4 Swift Avenue, Melrose Park, SA 5039

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Robbie Smith

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## Auction (USP)

Auction (USP) - Saturday 1st June 10:00 am Introducing this effortlessly elegant family abode, nestled in the sought-after locale of Melrose Park! This sophisticated yet practical residence allures with its enduring allure and modern amenities. Positioned for the perfect blend of urban convenience and coastal serenity, not to mention dual entry on a corner allotment, get ready to make this your new home! Discover comfort in the master bedroom, featuring an expansive walk-through wardrobe that seamlessly transitions into the modern ensuite. Adorned with floor-to-ceiling tiles and a generously sized shower, indulge in a spa-like experience every day. Nearby, the second bedroom awaits, boasting a sizable built-in wardrobe, ceiling fan, and sumptuous carpeting, ensuring comfort and convenience. Just steps away, guests will find a well-appointed bathroom, complete with a bathtub, spacious shower, and ample vanity storage, guaranteeing a relaxing stay for all. Continuing onward, discover the expansive open kitchen, offering tranquil views of the backyard. Equipped with abundant cabinetry, to ensure you never worry about storage space again, while the double sink adds an extra layer of convenience. With an LG dishwasher, Technika oven, and electric cooktop, this kitchen is a culinary enthusiast's paradise! Adjacent, the laundry boasts ample storage and a separate toilet, providing effortless access from the backyard for added convenience. Step into the great outdoors and embrace the vastness of the backyard, boasting an expansive lawn area where children and pets can revel in boundless freedom. Two sheds stand ready to accommodate all your storage necessities, while picturesque lemon trees add a delightful touch of nature's charm. With convenient side access to the front of the home, navigating this property is effortless. Dual entry further enhances practicality and convenience, making this residence a truly welcoming haven for all. Nestled between Winston Avenue and South Road, this location invites you to immerse yourself in the lively and family-friendly community surrounding Winston Avenue, teeming with charming cafes waiting to be discovered. Not to mention only a mere walk to Castle Plaza Shopping Hub for all your essentials! As the little ones grow up, you're zoned to Unley High and have easy access to Scotch, Mercedes and Concordia College and Flinders University is within reach. Plus, abundant public transport options ensure hassle-free commutes into the bustling CBD! Do not miss the chance to claim this rare opportunity! More reason to love this home:- Torrens title build on 700sqm (approx)- Large front yard with beautiful established trees- Open plan wrap-around living, dining and kitchen areas - Large front lounge room with a gas log fireplace - Ducted reverse cycle air conditioning - Dining area with skylight and ample storage solutions- Master bedroom with a walk-through wardrobe and ensuite- Laundry with ample storage solutions, a separate toilet and rear access - Dual entry via Swift Avenue and Leonard Street- Kitchen with quality appliances; LG Dishwasher, double sink, Technika oven and electric cooktop - Floorboards throughout for added practicality- Expansive backyard with ample lawn space, two large sheds and fruit trees- A short walk to Winston Avenue for endless cafes and restaurants - Nearby Castle Plaza for all your shopping essentials - Nearby ample public transport solutions - Zoning to elite schooling opportunities 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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.