

40 Drummond Avenue, Findon, SA 5023



House For Sale

Monday, 27 May 2024

40 Drummond Avenue, Findon, SA 5023

Bedrooms: 4

Bathrooms: 1

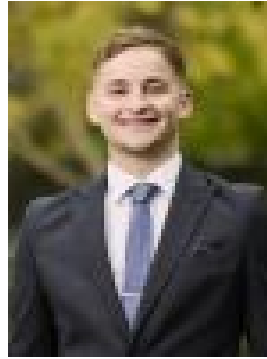
Parkings: 2

Area: 650 m2

Type: House



Alex Diamond
0407443857



Savvas Eftimiou
0414263428

Auction On-Site Tuesday 18th June 5:30PM

In the heart of Adelaide's thriving west and moments to nearby schools, bustling shopping precincts, as well as local favourite cafés and tasty takeaway eateries dotted along Grange Road, 40 Drummond Avenue is a big block beauty bursting with potential. Set on a sweeping 650sqm allotment, this mid-century charmer will excite those thrilled with the thought of renovating and updating their own home, pique the interest of investors looking to land a prime property for a lucrative long-term hold, right through to families in search of a spacious base to build the property of their dreams from the ground up (STCC). Comfortably liveable as is and where a quick wash of TLC would refresh and revitalise in an instant, enjoy the entertaining ease of a light-filled L-shape lounge and dining area, while the adjoining contemporary kitchen extends with great bench top space, abundant cabinetry and gleaming 900mm oven inviting stress-free cooking with company. With a familiar 3-bedroom footprint that also sees a handy sunroom, 4th bedroom option or solution to any work-from-home challenges - there's fantastic functionality here without having to change a thing. Together with a practical laundry, neat bathroom with separate WC, as well as ducted evaporative AC, welcome updates and modern feature already abound. A sunny, west-facing backyard adds great indoor-outdoor living options too, and where a wide alfresco with all-weather verandah lets you enjoy morning coffee routines and fresh-air lunches, while the kids play and family pets happily roam. Well-known convenience and stellar positioning that puts you smack bang between the city and the sea, Findon is routinely sought-after with families and for good reason. Around the corner from Findon Shopping Centre and moments further to the Fulham Gardens, walking distance to both Seaton Park Primary and Findon High for leisure starts to your day, and Grange and Henley Beach a mere 7-minutes from your front door for fun-filled summer seasons... there's much more than meets the eye here!

FEATURES WE LOVE

- Charming mid-century property set on a spacious 650sqm (approx.) parcel inviting a range of exciting renovation, extension, rebuild or sub-division possibilities (subject to council conditions)
- Light and airy lounge and casual meals zone
- Generous kitchen packed with cabinetry and cupboards, great bench top space, and stainless 900mm oven and gas stove top
- 4-bedroom footprint, 2 with handy BIRs and ceiling fans
- Central bathroom with separate WC
- Practical laundry, ducted evaporative AC throughout, and wall heater/AC in main living
- Wide rear verandah overlooking a neat, low maintenance backyard of lush lawns
- Secure carport with auto roller door, long driveway and large shed/workshop

LOCATION

- Conveniently positioned next to Findon High School and a short stroll to Seaton Park Primary
- Around the corner from Findon Shopping Centre, 5-minutes to Fulham Gardens, and a raft of popular cafés and takeaway eateries dotted along Grange Road
- Wonderful heart of the west positioning has you just 7-minutes to the soft sands of Grange and Henley Beach, while the CBD sits less than 15-minutes from your front door

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | CHARLES STURT Zone | General Neighbourhood (Z2102) - GN Land | 650sqm (Approx.) House | 255sqm (Approx.) Built | 1955 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa