

40 Gardiner Avenue, St Morris, SA 5068



Sold House

Tuesday, 12 March 2024

40 Gardiner Avenue, St Morris, SA 5068

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 797 m2

Type: House



Matt Scarce

Contact agent

Please contact Matt Scarce from Magain Real Estate for all your property advice. You'll be impressed with the adaptive floor plan, proportions of scale, character elements and location of this more than comfortable St Morris home. The traditional front verandah, elegant bay window, high ornate art deco ceilings in the living and dining rooms and honey toned polished floorboards are just some of the tasteful never go out of style features. You'll also admire the way light interacts with the interior of this delightful home. A formal entrance hall leads to 2 genuinely large bedrooms, a 3rd bedroom or study, a front lounge room, a separate dining room, a renovated kitchen forming the hub of the home and with room for a kitchen table or handy island bench, a renovated bathroom with a full bath, a 2nd convenient toilet and a renovated laundry. You'll find a separate, rear, multi-purpose, air-conditioned studio that creates a practical extension to the home and could easily be used as another bedroom, rumpus room, playroom, teenage retreat or granny flat. You and your guests can kick back under the extensive all-weather entertaining pergola or verandah while the kids run riot in the private, fully fenced rear garden and on the jungle gym. There's a side carport with a roller door and room to park 2 cars, while a gate provides vehicle access into the rear yard. There's also room to park further vehicles off-street on the driveway. Where is this all-encompassing property located? On an approximate 797sqm block, in a leafy tree-lined street approximately 5kms from the CBD. The Firl Shopping Centre with Kmart, Coles and a variety of specialty stores is positioned nearby. Zoned schools include: the Trinity Gardens Children's Centre (distance - 1.4kms); the Trinity Gardens Primary School (distance - 1.4kms); the Norwood International High School (distance - 2.5kms), and with the Uni SA Magill Campus conveniently located approximately 2.2kms away. Auction: Saturday, 6th April 2024 @ 11:00am (unless sold prior). For further information or to arrange an inspection of this easy-to-live-in home please contact Matt Scarce - matt@magain.com.au or 0411 185 205. Other features include - Solar panels Ducted reverse cycle heating and cooling A gas fireplace Updated electricals Recently installed light fittings A stainless steel Euro dishwasher and oven A row of feature lights hanging over a timber servery White subway kitchen tiles Glossy white laminate kitchen cupboards with stainless steel handles A gas cook-top A stainless steel exhaust LED kitchen down-lights A flick mixer kitchen tap A built-in pantry and wine rack Built-in robes in bedrooms 1 and 2 A built-in linen press A front security screen door White plantation shutters A garden shed All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. RLA 222182