

40 Stanford Avenue, Novar Gardens, SA 5040



House For Sale

Wednesday, 17 April 2024

40 Stanford Avenue, Novar Gardens, SA 5040

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Rod Smitheram

0882928300

Auction (USP)

Welcome to your dream family home! Located within the prestigious Novar Gardens "The Avenues", this secure and tightly-held location allows you to enjoy the best of both worlds with ease - a short tram ride to both the pristine, sandy shores of Glenelg Beach, and the bustling CBD. As you approach, you're greeted by a meticulously maintained front yard, setting the tone for the elegance and comfort that awaits within. Step through the inviting front porch into the heart of the home - an expansive open plan living and dining area, tailor-made for hosting gatherings and making memories with loved ones. The kitchen, a culinary enthusiast's delight, boasts abundant bench space, ample cupboard storage, and sleek stainless steel appliances, promising both style and functionality. For moments of relaxation, a second living space offers a tranquil retreat, providing the perfect sanctuary to unwind after a long day. The master bedroom is spacious and is complete with a walk-in robe and ensuite bathroom for added convenience. Meanwhile, three additional bedrooms offer spacious retreats, with two featuring built-in robes, ensuring comfort and privacy for the entire family. The main bathroom is thoughtfully appointed with a deep bathtub and separate shower, while a separate toilet enhances practicality. Venture outside to discover a sprawling undercover paved entertaining area, ideal for hosting al fresco soirées or enjoying intimate family dinners beneath the stars. Beyond lies a vast grassed area perfect for the children to play, fostering endless hours of outdoor enjoyment for the whole family. Additional features include ducted air conditioning to keep you comfortable year-round and a double garage providing secure parking for your vehicles and added storage space. Convenience reigns supreme in this prime locale, with Kurralta Central Shopping Centre just a short 9-minute drive away, offering an array of amenities at your fingertips. Meanwhile, Jetty Road Glenelg beckons with its eclectic mix of cafes, restaurants, and boutique shops, a mere 8-minute drive from your doorstep. For those with a need for retail therapy, Harbour Town is within easy reach, ensuring all your shopping desires are catered to. Golf enthusiasts will delight in the proximity of Glenelg Golf Club, a mere 6-minute drive away, while families will appreciate the nearby Immanuel College and zoning to St Leonards Primary School, providing top-notch educational opportunities for young learners.

What we Love:

- Meticulously maintained front yard
- Expansive open plan living and dining area
- Large kitchen with stainless steel appliances
- Second living space for relaxation
- Spacious master bedroom with walk-in-robe and ensuite bathroom
- Three additional bedrooms, two with built-in robes
- Main bathroom with deep bathtub and separate shower
- Separate toilet for added convenience
- Sprawling undercover paved entertaining area
- Large grassed backyard for outdoor play
- Ducted air conditioning for year-round comfort
- Double garage for secure parking and storage
- Large 13.2kW solar system, installed 2020
- Within walking distance of the local IGA, Post Office and pharmacy
- Close proximity to Kurralta Central Shopping Centre
- Easy access to Jetty Road Glenelg for cafes, restaurants, and shops
- Convenient reach to Harbour Town for additional retail options
- Nearby Glenelg Golf Club for golf enthusiasts
- Close proximity to Immanuel College
- Zoned to St Leonards Primary School

Auction: Saturday, 4th May 2024 at 2:00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. **PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.