

**44 Pine Avenue, Warradale, SA 5046**



**Sold House**

Wednesday, 21 February 2024

44 Pine Avenue, Warradale, SA 5046

**Bedrooms: 3**

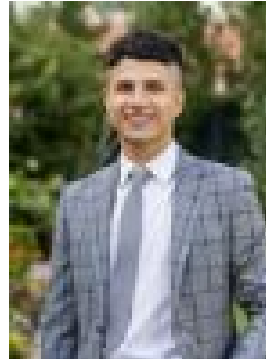
**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Christopher Jenman  
0404662701



Nathan Viola  
0424793656

**\$875,000**

Welcome to 44 Pine Avenue, a charming 3-bedroom haven tailor-made for small families in the heart of Warradale. Located beside the picturesque Oaklands Wetlands and the Marion outdoor pool, this property offers a lifestyle where families can truly flourish. Step through the door into a well-presented home, framed by an established front yard, and discover a spacious living room that sets the stage for memorable family gatherings. The kitchen, a culinary enthusiast's dream, boasts a large island bench, abundant cupboard storage, and stainless steel appliances. The three generously-sized bedrooms each come equipped with built-in robes, providing convenient storage solutions. The master bedroom indulges in its private ensuite, while the remaining two bedrooms are serviced by a main bathroom featuring a bathtub. Outside, an undercover porch beckons, creating an ideal setting for family get-togethers or entertaining guests. Picture yourself enjoying the perfect blend of indoor comfort and outdoor allure. Additional features include ducted air conditioning and the convenience of a secure single garage. Location is key, and 44 Pine Avenue delivers with a mere 3-minute drive to Westfield Marion and the SA Aquatic and Leisure Centre. Beach enthusiasts will appreciate the quick 6-minute drive to the golden sands of Somerton Park Beach. Indulge in the vibrant atmosphere of Jetty Road Brighton, offering an array of cafes, restaurants, and specialty shops, all within reach. Commuting is a breeze with the nearby railway line providing direct access to the CBD. Education options abound, with quality schooling choices including Brighton Primary School, Brighton High School, and Westminster School, ensuring a well-rounded and enriching experience for families.

**What we Love:**

- Established front yard
- Well-presented interior with spacious living room
- Kitchen with large island bench and stainless steel appliances
- Three spacious bedrooms with built-in robes
- Master bedroom with private ensuite
- Main bathroom with a bathtub
- Undercover porch entertaining area
- Ducted air conditioning
- Single secure garage
- Ideal for small families
- Adjacent to Oaklands Wetlands and Marion outdoor pool
- 3-minute drive to Westfield Marion and SA Aquatic and Leisure Centre
- 6-minute drive to Somerton Park Beach
- Proximity to Jetty Road Brighton with cafes, restaurants, and shops
- Nearby railway line for easy access to the CBD
- Quality schooling options, including Brighton Primary School, Brighton High School, and Westminster School