

45 Flinders Street, Edwardstown, SA 5039



House For Sale

Thursday, 7 March 2024

45 Flinders Street, Edwardstown, SA 5039

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 700 m2

Type: House



Brett Brook
0413664434



Danny DiestelFeddersen
0412044475

Auction \$685,000

Auction - Saturday 23rd March at 10:00am Nestled in the picturesque suburb of Edwardstown, just off the hustle and bustle of South Road, this hidden gem awaits on an impressive 700 sqm (approx). It reinforces the concept of convenient, low-maintenance, and charming living, offering an ideal lifestyle that seamlessly blends comfort with accessibility. As you approach the property, you are greeted by an expansive front lawn meticulously manicured to perfection, adorned with lush grass and captivating flora. Step inside the solid brick abode to unveil the master bedroom, featuring an expansive large wardrobe providing ample storage, complemented by a ceiling fan and generously sized window, ensuring an abundance of natural light floods the space. Two additional generously sized bedrooms, one with a built-in robe, and one with a standard wardrobe, each fitted with plush carpeting, offer space for the family to spread out in comfort and style, conveniently positioned near the bathroom. Revel in the added convenience of linen and storage cupboards, ensuring the home remains clutter-free and organised. For culinary enthusiasts, this kitchen is a true delight, boasting endless storage space and convenient access points from the living room, hallway, and rear of the home. It truly embodies the notion of the kitchen being the heart of the home, inviting gatherings and culinary creativity to flourish effortlessly. The open-plan living and dining area are strategically positioned at the front of the home, allowing natural light to gracefully filter through, creating an inviting ambience. Adjacent to this space, a storage-packed laundry area ensures practicality is always at hand. Step outside and enjoy the large backyard, ideal for children and pets to roam freely. A sizable shed stands ready to accommodate all your storage requirements, while a charming gazebo adds an elegant touch to the yard. Surrounded by mature trees that emphasise the embrace of natural and low-maintenance living. For avid hosts, the undercover alfresco area beckons, offering the perfect setting for all your outdoor entertaining aspirations. Just a short 10-minute drive will take you to Adelaide's beautiful beaches, ideal for weekend getaways and relaxation. The CBD, just 5 km away, and Castle Plaza is right at your fingertips, ensuring easy access to all amenities, shopping, and local speciality shops on South Road. Additionally, the Southern Expressway is just a 5-minute drive away, providing a quick route to the renowned wine region of McLaren Vale, for weekends spent wining and dining. Public transport becomes a dream with only a short walk to Woodlands Park Railway Station, as well as an array of bus stops on South Road! Revel in close proximity to Edwardstown and Forbes Primary Schools, alongside zoning for Hamilton Secondary College, ensuring educational convenience for families. More reasons to love this home:- Torrens Titled brick home built in c1958 on 700 sqm (approx)- Expansive front lawn space with low maintenance flora - Master bedroom with large wardrobe - Two additional bedrooms one with built-in robe and one with standard wardrobe- Spacious bathroom with bathtub and storage opportunities - Kitchen with an array of storage opportunities - Separate laundry with adjoining rear access- Open living and dining space at the front of the home- Plush carpeting in the bedrooms and living spaces - Gas heating in the living and dining room- Ducted heating and cooling - Neat and well maintained backyard - Unique and elegant gazebo in the backyard- Secure garage with electric roller door - Double driveway- Scope for renovation (STPC)- Situated on a quiet and tranquil street - Down the road from Castle plaza for all shopping needs - Walking distance to Woodlands Park Railway Station - Nearby a range of vibrant and trendy restaurants on South Road - Zoned and within close proximity to elite schools

Specifications: Frontage: 16.31m, Depth 42.67m, Rear boundary 16.33m Zoning: Housing Diversity

Neighbourhood 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.