

46 Warwick Avenue, Kurralta Park, SA 5037

HARRIS

Sold House

Sunday, 5 November 2023

46 Warwick Avenue, Kurralta Park, SA 5037

Bedrooms: 3

Bathrooms: 2

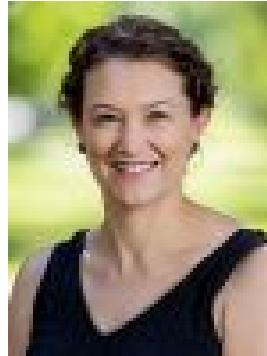
Parkings: 2

Area: 381 m2

Type: House



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\$960,000

Perfectly located on the city fringe sits this beautifully and immaculately presented 2010 home. Moments to local shops, cafes, parks and public transport all within 3km to the city this home is the perfect hybrid of city and suburban living, perfect for downsizers, first home buyers, investors and all those in between. Set on a generous 381m² block, this fully detached home boasts a wide frontage complete with double garage. Upon entering the home you will be struck by how immaculately maintained the home has been and how small simple design elements make this a unique find. A spacious master suite with walk in robe and generous ensuite is located at the entry to the home and makes the perfect private escape for its owner. Clever uses of space include the study area complete with built in desk and cabinetry will be the perfect home office or space for busy children/teenagers to study. The second and third bedrooms plus master bathroom are cleverly tucked away within their own wing to provide children or guests with added privacy and autonomy. Opening out to the rear of the home is the spacious and bright kitchen, dining and living area all easily flowing out to undercover entertaining and established but low maintenance garden. Other great features include:

- Plantation shutters to master bedroom
- Quality custom window furnishings throughout the home
- Ducted reverse cycle heating and cooling
- Gas cooktop and electric oven
- Step in corner pantry
- Outside awnings to western windows
- Double garage with internal doors to inside the home and the rear yard

Enjoy an easy commute to the city for work during the week or those travelling further a field the access to South Road for locations north and south is very convenient. On the weekends stroll to Froth & Fodder café for brunch, take the dog to the popular Marleston Dog Park and meet the locals, or even nip down Anzac Highway for a morning swim at Glenelg. The best of Adelaide is at your fingertips in blossoming Kurralta Park.

Specifications: CT / 6064/156 Council / West Torrens Zoning / Housing Diversity Neighbourhood Built / 2010 Land / 381m² Frontage / 12.5m Estimated rental assessment / \$600 - \$650 per week / Written rental assessment can be provided upon request Nearby Schools / Richmond P.S, Plympton P.S, Cowandilla P.S, Goodwood P.S, Plympton International College, Mitcham Girls H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409