

4a Dampier Avenue, Findon, SA 5023



House For Sale

Wednesday, 29 May 2024

4a Dampier Avenue, Findon, SA 5023

Bedrooms: 3

Bathrooms: 2

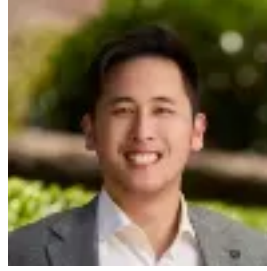
Parkings: 2

Area: 392 m2

Type: House



Daniel Seach
0870819201



Peter Li
0415413250

Auction On-Site Saturday 15th June 3:15PM

Embracing a warm & inviting feeling, this exceptional courtyard home offers enjoyable and low-maintenance living, with a flexible floorplan to suit all buyers. Torrens Title and freestanding, this home has high-quality features, including high ceilings, curtains & blinds and welcomes an abundance of natural light throughout all spaces. The spacious open-plan living, dining and kitchen space has a 900mm stainless steel cooktop, dishwasher and plenty of storage space. Embracing the indoor/outdoor flow is the outdoor entertaining area with a large pergola, stylish track blinds and views over the rear yard, which features lush established grass, low maintenance gardens and a handy tool shed. Positioned in a quiet location, opposite a beautiful park & playground, yet only a few moment's drive to cool restaurants, cafes, Findon Shopping Centre, and only a 15-minute drive into the cbd and to our pristine coastline.- Freestanding Torrens Title courtyard home on 392m² of land- High-quality modern c2015 Rivergum Homes build- Spacious open-plan living, dining and kitchen with an abundance of natural light- Kitchen with 900mm s/s gas cooktop, wide fridge alcove & dishwasher- All bedrooms with built-in robes & new carpets- Floating floors and high-quality paintwork throughout- Ducted reverse cycle air conditioning throughout the home- Peaceful and private tiled alfresco entertaining space with track blinds- Deep landscaped rear garden with handy tool shed- Established fruit trees- Adjacent a beautiful family-friendly park & playground- A walk to Grange Road restaurants, cafes, public transport & shopping centre- A short 15-minute drive into the cbd & our pristine coastline- Less than 5 minute drive to River Torrens bike and walking path

Other information: Title: Torrens Title Council: City of Charles Sturt Zoning: General Neighbourhood Build: c2015 Land: 392m² Build Area: 173m² Council Rates: \$1,467.60 per annum SA Water: \$181.65 per quarter Emergency Services Levy: \$155.80 per annum Rental Assessment: \$675 per week All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. If this property is being offered via public auction, the Form 1 (vendors statement) will be on display 3 business days prior to the auction, and for 30 minutes preceding the auction at the place of auction. RLA325330.