

**5 Perry Avenue, Daw Park, SA 5041**



**House For Sale**

Saturday, 3 February 2024

5 Perry Avenue, Daw Park, SA 5041

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 741 m2**

**Type: House**



Robbie Smith

0432623332

## **Auction On-Site Saturday 24 February @ 10:00am**

Auction - Saturday 24th February 10:00 am Experience a life of comfort and tranquility tucked away in the beautiful Daw Park area. Enter through an expansive front yard adorned with established trees, lush plants, and a spacious front porch area. Perfectly positioned, this presents a rare opportunity to claim a beautiful piece of Daw Park for yourself. Step inside to explore the master bedroom featuring a spacious built-in wardrobe, plush carpeting, ceiling fan and windows welcoming abundant natural light into the home. Two additional bedrooms, both equipped with ceiling fans and carpeting, offer comfortable living spaces. Between these rooms is the main bathroom, complete with an over-bath shower and a large vanity providing ample storage. Conveniently located next door is a separate toilet. Proceed further to unveil the open dining and living area, featuring a study nook. Abundant natural light streams in through the windows, offering a welcoming and spacious ambience while providing a delightful view of the front yard. Explore the renovated, white-fitted kitchen equipped with an electric stove, dishwasher, and captivating views of the backyard. Adjacent to the kitchen, the nearby laundry room features a second toilet and generous space for a washer/dryer. Continue your exploration further into this home to find an extension, a versatile space adaptable to your needs. Whether utilised as a dedicated guest space for added privacy or as a second living area, the possibilities are limitless. Complete with its own bathroom and outdoor access, this area is perfect for ensuring everyone enjoys maximum comfort. Step into the outdoors and relish in serene living, surrounded by mature and established trees including walnut, blood orange, lemon, apricot, olive, and grapefruit. The expansive lawn space provides an ideal area for children and pets to play. Ideal for renovation enthusiasts, this home presents ample potential for redesigning the floor plan and adding an impressive extension. Developers, pay attention-situated on an approximately 730 sqm allotment, this property offers the opportunity to construct a high-quality home on the site (STPC). Savour the advantages of this exceptionally ideal location, with close proximity to Winston Avenue Cafes, Daws Road, Castle Plaza, and a short drive to Pasadena Foodland and Daw Park Medical Centre. Zoned to Colonel Light Gardens Primary School, it also offers proximity to Edwardstown and Clapham Primary, not to mention being in the zoning area for Unley High School and several other elite schools. More reasons to love this home:- Torrens titled c1955 double brick build- Establishes roses and trees - Three generously sized bedrooms, one with built in robe- Open dining and lounge space - Study nook in corner of the lounge room- Versatile floor plan, could use extension as guest room/second living space- Gas heater in the lounge room- Lush carpeting throughout the home- Ceiling fans in all three bedrooms- Reverse cycle air conditioner in living/dining room- Kitchen with Westinghouse electric oven, double sink and Dishlex dishwasher - Second bathroom in extension area- Laundry room with toilet- Solar panels - Array of mature trees with lemon, lime, apricot, walnut, grapefruit and more!- Beautiful nature infused backyard - Ducted evaporative cooling (not in working order)- Double garage and carport for lots of car spaces - Just off buzzing Daws road for quick access to all essential amenities - Short drive to Pasadena Foodland or Castle Plaza Shopping Centre 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.