

5 Verdelho Street, Wynn Vale, SA 5127



Sold House

Thursday, 21 September 2023

5 Verdelho Street, Wynn Vale, SA 5127

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Benjamin Philpott
0883435600



David Philpott
0883435600

\$618,000

Opportunity presents, much loved family home tightly held over many generations. This current homeowner is ready to pass over the batten to the next family to enjoy all that a property like this offers including fantastic local reserve, quality local shopping including Drakes, Post Office, Great Coffee and The Grove Tavern, Public Transport with direct access into CBD via "O-Bahn" Three good size bedrooms, all rooms with built-in robes plus AC to bedroom 1, main bathroom with shower and bath plus separate toilet, large lounge area with heating and cooling, good size entry, kitchen open plan to dine area with access to yard plus second family space with sliding door access to verandah area, laundry. Entertain all year round with 5.6x5.1 Gabled Verandah, plenty of off-street parking and room for the boat or caravan plus shed/workshop of good size 5x6m with roller door access with additional tool shed. Property to be Auctioned On-Site Wednesday 4th of October 2023 at 5:30pm Council / CITY OF TEA TREE GULLY Zoning / General Neighbourhood Built / 1978 Land / 570m² approx. Council Rates / \$1,613.08pa SA Water / \$153.70pq + Usage ES Levy / \$89.05 DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442 This home offers great value in this range Stone throw to Palomino Reserve with proposed upgrade's - subject to final design of play space to meet the standard for a local level play space incorporating swings, climbing structure, spinner, seating, jumping steppers, log and rock trail and sensory panel. ...Feature garden beds with sensory planting and grapevines that have been propagated from the same Lot 50 grapevine plant stock Accessible adventure path incorporating flush timber stepping planks. (refer to council website for more information)