

52 Carnarvon Avenue, Redwood Park, SA 5097

Harcourts Elite Adelaide

House For Sale

Thursday, 13 June 2024

52 Carnarvon Avenue, Redwood Park, SA 5097

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 301 m2

Type: House



Vito Nozza

0417823188

Best Offers By 1st July 2024

Vito Nozza and Harcourts Elite are excited to showcase this lovely near-new residence to the property market. This one-owner home, built in 2019 by Format Homes will tick all the boxes for anyone looking for a well-maintained home with all the comforts you should expect and with an enviable lifestyle of living convenience. What more could you want? The home occupies a 301m² (approx.) Torrens titled allotment and features 3 carpeted bedrooms with walk-in-robe plus ensuite to main and has a sizable tiled open-plan living and meals area. The stylish kitchen features quality stainless-steel appliances including gas cooktop, under-bench oven plus dishwasher. There is an abundance of cupboard storage and pantry space and alcove provisions for a large refrigerator as well as a handy breakfast bar. Heat/Cool comforts are provided by the fully ducted zoned air-conditioning system. Other notable features include sparkling LED downlights throughout the home, security alarm system, single lockup garage with auto roll-a-door and safe internal entry plus paved driveway space for an additional vehicle. Step outside into the backyard and enjoy outdoor entertaining with the sealed and paved area which is the perfect area for kids and pets to enjoy a safe and secure environment. Carnarvon Avenue is absolutely ideal for amazing living convenience with shops, schools, parks and bus routes within easy reach. The property is currently tenanted on a fixed-term lease (EOL 12/8/2024) at \$510 pw and professionally managed. Here is an outstanding opportunity to secure a well-maintained and nicely equipped home with all the creature comforts that will provide you an enviable lifestyle of living convenience. Arrange to take a closer look now. Why Carnarvon feels so right as your new address: 1. Shopping is a breeze and only a short drive to The Grove, Fairview Park, St Agnes, Modbury Triangle and TTP Plaza complex ... just to name a few 2. Public schools such as Banksia Park School, Ridgehaven Primary, Surrey Downs School and more are all approx. 1km away. 3. Private schools such as Gleeson College, Pedare Christian College, Golden Grove Lutheran and Kings Baptist Grammar School are all a short distance drive away 4. The popular Anstey Hill and Cobblers Creek Recreation Parks and many other reserves and walking trails are within easy reach too 5. Bus routes and public transport facilities are at your doorstep along Hancock Road. Property Details: Built Date: 2019 Land: 301 sqm (approx) Zone: GN - General Neighbourhood Council Rates: \$1,606 p/a Water: \$296.80 p/qtr ESL: \$128.60 p/a Local Govt: City of Tea Tree Gully Adelaide GPO distance 19.8 km NB: The information provided here is approximate and deemed reliable but not guaranteed. DISCLAIMER: The agent is passing on representations about the land/property made by the vendor, and not taking direct or personal responsibility for such statements. Interested parties should make their own enquiries to verify the information. Measurements are approximate only and while we believe them to be correct we cannot guarantee them. Property photos provided may have been photoshopped in some manner such as enhanced lawn or virtual furniture.