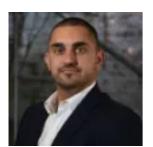
## 53 Joycelyn Avenue, Surrey Downs, SA 5126 House For Sale



Tuesday, 9 January 2024

53 Joycelyn Avenue, Surrey Downs, SA 5126

Bedrooms: 3 Bathrooms: 1 Parkings: 3 Area: 740 m2 Type: House



David Paladino 0884476741

## Auction Wed 24th of Jan 6PM ON SITE (USP)

Introducing 53 Joycelyn Avenue, a neatly-presented conventional home, residing in the tightly-held suburb of Surrey Downs. This home, built circa 1971, recently renovated presents an excellent opportunity for families, first-time home buyers and savvy investors. The dwelling boasts three generously sized bedrooms and a renovated open-plan living area that seamlessly combines modern sophistication with classic charm. A tastefully updated kitchen, equipped with stainless appliances, ensures this home is ready for immediate occupation, while a vast allotment and a 20-meter frontage offer ample space for a thriving family or a possible development opportunity (STCC). Complementing the indoor features is a large outdoor undercover pergola area, an inviting space perfect for entertaining guests or enjoy tranquil outdoor meals. An added benefit is the large wired lock-up garage that provides secure parking and potential workspace for the hobbyist or handyman. With its blend of classic charm, modern comforts and convenient location, 53 Joycelyn Avenue Surrey Downs is an opportunity you won't want to pass up. A home full of potential, waiting for its next chapter to unfold. Features You will Love: 740m2 allotment (approx.) Master bedroom with Built in Robes 2nd bedroom with Built in RobesKitchen equipped with Stainless steel appliancesRenovated bathroom with full sized bathReverse Cycle ducted air conGas heater 5.5kw Solar system Security camera's Under cover entertainment area Large wired, lock up separate garageGarden shedConveniently located in the sought-after tightly held neighbourhood of Surrey Downs, where you will enjoy easy access to local schools, parks and public transportation. Furthermore this beautiful home is also minutes from Romeo's Foodland and Cafe Verde Pizzeria, in addition to being less than a 5 minutes from Surrey Downs Shopping Centre - Drakes, Australia Post, Sonny's Bakery and so much more. Please contact David Paladino on 0421 649 255 with your enquiries you may have. The vendor's statement may be inspected at 129 Commercial Rd, Port Adelaide for 3 consecutive business days prior to the auction and at the auction for 30 minutes before commencement.\* Price Guide -The property is being offered by way of public auction. No price guide will be given under the vendors instruction, however recent sales data will be provided upon request via email and at the open inspections \*CT: 5310/592Council: City of Tea Tree GullyZoning: General NeighbourhoodCouncil Rates: \$410 PQWater Rates: \$TBA PQLand size: 740 sqm (approx.)Frontage: 20 metresRental Return \$580 PWYear Built: 1971