

**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:** 740m<sup>2</sup> allotment (approx.) Master bedroom with Built in Robes 2nd bedroom with Built in Robes Kitchen equipped with Stainless steel appliances Renovated bathroom with full sized bath Reverse Cycle ducted air con Gas heater 5.5kw Solar system Security camera's Under cover entertainment area Large wired, lock up separate garage Garden shed Conveniently 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: 5310/592 Council: City of Tea Tree Gully Zoning: General Neighbourhood Council Rates: \$410 PQ Water Rates: \$TBA PQ Land size: 740 sqm (approx.) Frontage : 20 metres Rental Return \$580 PW Year Built: 1971