

**54 Dawkins Avenue, Willaston, SA 5118**



**House For Sale**

Thursday, 13 June 2024

**54 Dawkins Avenue, Willaston, SA 5118**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 942 m2**

**Type: House**



Ross Whiston  
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## Auction Wednesday 26th June 5.00pm

Ross Whiston and Sallyann Vivian of Ray White Gawler East are pleased to present 54 Dawkins Avenue, Willaston. Discover a rare opportunity to own a piece of timeless charm with this untouched, neat, and tidy home. Beautifully maintained since its construction in the 1980s and nestled on a generous 942m<sup>2</sup> block, this property offers ample space and potential for customisation to suit your lifestyle needs. Stepping inside, you are welcomed by generous living areas designed to optimise space and natural light. The open floor plan fosters a warm and inviting atmosphere, ideal for both everyday family life and entertaining guests. The functional kitchen is thoughtfully designed, featuring ample cabinetry and the original appliances that are still in good condition and working order, ensuring that meal preparation is both efficient and enjoyable. The home boasts three well-proportioned bedrooms, each offering a comfortable retreat for relaxation and privacy. The two-way bathroom is a standout feature, designed with a separate double vanity and toilet to enhance convenience and functionality, particularly for busy mornings. Outdoor living is a highlight of this property. The expansive 942 sqm (approx.) allotment provides a multitude of opportunities for recreation and future enhancements. The backyard is perfect for children to play, for hosting gatherings, or for gardening enthusiasts to cultivate their space. Additionally, the property includes a large shed equipped with power, offering versatile storage or workshop options, catering to various needs and hobbies. Practicality is further enhanced by the single roller door carport, providing secure parking for your vehicle, and the added advantage of side access. This feature not only increases the convenience for parking additional vehicles but also provides easy access to the backyard and the large powered shed. This property is a rare find, offering a blend of vintage charm and modern potential. Additionally: Year Built - 1987 (approx.) Wall Construction - Brick Land Size - 942sqm (approx.) Floor Area - 129m<sup>2</sup> (approx.) Frontage - 21.3m (approx.) Estimated Rental Return - \$550.00-\$590.00 per week Solar System - 3kw Air conditioning - Ducted Reverse Cycle Zoning - GN General Neighbourhood Local Council - Town of Gawler Council Rates - \$550 p/q (approx.) Water Rates (excluding Usage) - \$154.00 p/q (approx.) Es Levy - \$114.00 p/a (approx.) Easement(s) - No Encumbrance(s) - No Sewerage - Mains Living at 54 Dawkins Road means enjoying the peaceful ambiance of Willaston while benefiting from its proximity to essential amenities. Local shops, schools, parks, and public transport options are conveniently close, simplifying daily errands and commutes. The area also offers a range of recreational facilities and parks, perfect for weekend activities and outdoor adventures, making it a great location for an active lifestyle. To register your interest or to organise a private viewing, Please contact Ross Whiston on 0418 643 770 or Sallyann Vivian on 0419 849 168. Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Ray White Gawler East RLA 327 615