

58A Florence Avenue, Blair Athol, SA 5084



House For Sale

Saturday, 25 November 2023

58A Florence Avenue, Blair Athol, SA 5084

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 310 m2

Type: House



Rachel Lawrie

Auction Online (USP)

ONLINE AUCTION 19Th DECEMBER @ 5:30PM PRIVATE VIEWINGS WELCOME BY APPOINTMENT AFTER FIRST OPEN INSPECTIONS* This property is being auctioned with no price in line with current real estate legislation. The vendors have instructed us to provide no price guide and as a result, the agent is not able to guide or influence the market in terms of price. Should you be interested, we can provide you with a copy of recent local sales to help you in your value research.* We are honoured to present 58A Florence Avenue to market! Nestled in the excellent suburb of Blair Athol, offering an idyllic setting for your next home. This superbly positioned property enjoys a peaceful, tree-lined street within close proximity to essential amenities. With easy access to local schools, parks, and shopping centres, it combines the convenience of urban living with the tranquillity of suburban life. Blair Athol also boasts excellent transport links, ensuring a seamless commute to the city centre and surrounding suburbs. Whether you're a family seeking a quiet retreat or a professional looking for a well-connected home base, 58a Florence Avenue is the perfect address to call your own. Constructed around 2007 and situated on a manageable allotment of approximately 310m², this residence epitomizes hassle-free living. The main bedroom includes an expansive walk-in robe that seamlessly connects to its ensuite. The kitchen affords a view over the interconnected lounge and dining area, fostering an open and inviting atmosphere. Beyond the interior, a delightful outdoor entertainment space awaits, complemented by a secure yard and an attached garage complete with an automatic roller door. There are also front-facing security shutters, ensuring the utmost in home security. Homely features we love : • Master with walk in robe & ensuite • Generous sized bedrooms with built in robes • Spacious kitchen with ample storage • Gas cooking plus dishwasher • Light filled home with bay window overlooking the rear yard • Roomy bathroom and ensuite • Good storage throughout • Neutral colour palette throughout • Secure parking plus additional off street • Brilliant location, close to public transport, excellent shopping facilities and schools all close by You can't get any better living than this. It's low maintenance lifestyle and clever modern design ticks all the boxes! With outstanding Liveability features this home's overall energy efficiency is impeccable; making it more economical to run and helping to reduce your living expenses as a whole. Liveability features have been identified formally in this home making it healthy, efficient, comfortable and connected to the community offering the potential to the occupant to reduce their running costs significantly. Do not hesitate to call regarding 58A Florence Avenue, as this opportunity to purchase in an extremely convenient location won't last long! For further information please contact Rachel Lawrie 0428 882 864 or rachel.lawrie@raywhite.com RLA281212