

**6 Doncaster Avenue, Novar Gardens, SA 5040**



**Sold House**

Tuesday, 15 August 2023

6 Doncaster Avenue, Novar Gardens, SA 5040

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 604 m2**

**Type: House**



Rod Smitheram

0882928300

**\$1,200,000**

Introducing a remarkable property in the tightly held suburb of Novar Gardens. This stunning 4-bedroom entertainer's paradise features a swimming pool, making it the perfect home for those who love to entertain and enjoy a luxurious lifestyle. Located in a sought-after area, this well-designed property exudes style and freshness. Step inside and be greeted by a formal lounge, complete with a gas heater, creating a cozy ambiance. The lounge seamlessly flows into an open-plan kitchen, living, and dining area. Designed by Farquhar, the gorgeous gourmet kitchen is a chef's dream, boasting a breakfast bar and large windows that overlook the inviting swimming pool. Prepare delicious meals while enjoying the view of the pool and allowing natural light to fill the space. All four bedrooms in this property come with built-in robes, ensuring ample storage for your belongings. The modern main bathroom adds a touch of elegance to the home. Step outside and be captivated by the outstanding covered entertaining area. With expansive decking and views of the swimming pool and beautifully landscaped gardens, this space is perfect for hosting gatherings and enjoying outdoor relaxation. The property also offers plenty of storage options, ensuring a clutter-free living environment. Stay comfortable year-round with ducted air conditioning, and benefit from the convenience of an excellent laundry area with storage and external access. Close to all family-friendly locations such as local parks, playgrounds and Glenelg golf club and located on a quiet street with only local traffic. Public transport links and quality schools including Immanuel College are nearby plus you're only moments from cosmopolitan Jetty Road, Glenelg Beach and Adelaide CBD. What we love: • Well-designed and stylish • Formal lounge with a gas heater for cozy evenings • Open-plan kitchen, living, and dining area • Gorgeous gourmet kitchen by Farquhar with a breakfast bar • Large windows overlooking the swimming pool • Modern main bathroom • 4 bedrooms with built-in robes for ample storage • Outstanding covered entertaining area with expansive decking • Sparkling swimming pool for outdoor enjoyment • Plenty of storage options throughout • Ducted air conditioning for year-round comfort • Excellent laundry with storage and external access • Close proximity to Immanuel College and Glenelg Golf Club Don't miss out on the opportunity to make this exquisite property your own. Contact Rod Smitheram today to arrange a private viewing and discover the incredible lifestyle that awaits you in Novar Gardens. Auction: 29th July 2023 at 2.30pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.