

6 Redden Avenue, Felixstow, SA 5070

HARRIS

Sold House

Wednesday, 6 March 2024

6 Redden Avenue, Felixstow, SA 5070

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 746 m2

Type: House



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Cosy nostalgia and mesmerising retro interiors give this yesteryear charmer an unmistakable feeling, while solid mid-century footings and a sprawling 767m² allotment will raise eyebrows with what could be. Nestled in the heart of this thriving locale with the iconic River Torrens almost in eyeshot, together with local schools and bustling shopping hubs, 6 Redden Avenue is primed to become the perfect base for your next big step. Whether you need to lease or live as is first to get your foot in the door, a quick wash of surface updates will have this much-loved family home ready for the new tribe to settle straight in. With a light-filled lounge flowing through to a spacious kitchen and dining, 3 ample-sized bedrooms, as well as a lofty second level extension that sees a sweeping rumpus retreat or 4th bedroom and full bathroom at the bottom of the stairs – there's surprising family-friendly adaptability that goes well beyond its original impressions. Looking long-term, with such staggering size and space on offer, as well as a quickly transforming pocket of the inner north-east already seeing designer homes take shape, needless to say that the redesign and rebuild possibility here is limited only by your architectural imagination (STCC). And for the more ambitious developers, a quick look next door sees another original block of equal size also on the market, instantly making this a double block purchase of massive potential! Features you'll love:- Highly-functional original property set on a sweeping 767m² (approx.) parcel, ready to be updated and lived in or redesigned from the ground up when you're ready (subject to council conditions)- Light and bright main lounge with beautifully spacious kitchen and casual meals- 3 ample-sized bedrooms, generous bathroom with separate WC, and practical laundry- Huge second level rumpus retreat or studio with second ground level bathroom- Lovely outdoor alfresco and patio area- Expansive backyard with sunbathed lawn- Secure garage with adjoining storage/workshop Location highlights:- A short stroll to the scenic River Torrens and Linear Park for welcome walks and rides- Moments to East Marden Primary and zoned for Charles Campbell College also nearby- Around the corner from Marden Shopping Centre for easy access to all your essentials, and a quick 5-minutes to Newton Central teeming with cafés and delicious specialty stores- Just over 5km or 10-minutes to Adelaide CBD Specifications: CT / 5307/558 Council / Norwood Payneham & St Peters Zoning / GN Built / 1964 Land / 746m² (approx.) Frontage / 17.58m Council Rates / \$1,693.19pa (approx) Emergency Services Levy / \$124.40pa (approx) SA Water / \$136.62pq (Sewerage) and \$74.20pq (supply) Estimated rental assessment / \$560 to \$590 per week / Written rental assessment can be provided upon request Nearby Schools / Felixstow P.S, East Marden P.S, East Torrens P.S, Charles Campbell College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409