

**6 Roban Street, West Beach, SA 5024**



**Sold House**

Tuesday, 13 February 2024

6 Roban Street, West Beach, SA 5024

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 585 m2**

**Type: House**



Josh Morrison  
0432306842



Brett Taylor  
0439581680

**\$1,505,000**

Please contact Josh Morrison from Magain Real Estate for all your property advice. This immaculate solid brick home offers a great opportunity, sitting on a 585m<sup>2</sup> (approx.) allotment with a 19.20 metre frontage and is only a 200 metre walk to the beach. As you walk inside, you are greeted by the spacious living and dining area with large windows to bring in natural light. Walk through to the lovely kitchen/meals area with pantry, gas cooking and plenty of cupboard and bench space. There are three double sized bedrooms (all with built-in robes) which easily accommodate the whole family and guests when they stayover. Servicing the bedrooms is the central main bathroom with separate toilet and a generous size laundry with direct access to outside. You will be pleasantly surprised by the size of the backyard with an undercover verandah for those summer get togethers, manicured lawns as well as a double length carport. Those that like to tinker around will love the space the garage, workshop and shed all provide. Many other features you will LOVE about this home are: - Electric shutters to the living area, kitchen and all bedrooms - Gas heater in the living area for those cooler months - Split system air conditioner in bedroom 3 - Ceiling fans in bedroom 1 & 3 - Plenty of natural light throughout - Oodles of storage options. The home is sure to appeal many buyers with the home open to a modern makeover from a savvy renovator or it may also make way for brand new builds (STCC). It could also be your first home on a family-sized block near the beach with updates done at your leisure. The flexible floorplan also makes it an ideal investment property – the choice is yours! Set in a quiet street in a perfect location, you are moments away from shops, transport facilities, quality schools and one of Adelaide's best beaches! Don't miss this opportunity to secure your own beachside home. All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 310071)