

**63 Gwynne Street, Firle, SA 5070**

**HARRIS**

**House For Sale**

Wednesday, 3 April 2024

63 Gwynne Street, Firle, SA 5070

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 587 m2**

**Type: House**



Tom Hector  
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Clinton Nguyen  
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**\$775k**

With enduring double brick bones, up to four bedrooms and the scope to bring this 1960s home into the 21st century, there's a lot to like about 63 Gwynne Street before you even consider the option of a new build (STCC) on its prized south-north parcel. Set back from the street and behind a privacy-creating fence, this light-filled abode says, "I've got you" to first homebuyers and young families alike in search of Firlle's countless conveniences and swift connection to quality schools and the CBD itself. A rear rumpus/retreat could be a bedroom if it isn't a much-needed additional living area or home office. Either way, this flexible and deceptively spacious abode will repay you in spades (extra rent) should you choose to 'set and forget' it with happy tenants. Polished timber floorboards and high ceilings add warmth, cooking in the functional rear kitchen is a breeze, and the ducted r/c ensures comfort through every season. As summer lingers, make the most of the rear pavilion that spans nearly 38sqm to shield a large crowd from the elements, steps from a secure carport and a lawned area that drinks in that northern light. Need supplies? Take the short drive to the Parade or leave the car keys exactly where they are because Firlle Plaza's K-mart, Coles, chemist, post office and more stand just a stroll away. Firlle is the fresh start you've been looking for. More to love:- Prized south-north parcel - Move-in or rent-out ready - Durable double brick construction - The exciting scope to renovate or rebuild - Flexible plan includes street-facing lounge room, adjacent meals zone, rear kitchen and rumpus/4th bedroom - Ducted r/c for year round comfort - Large separate laundry and second toilet/powder room - Secure lock-up garage - Storage includes built-in robes to bedrooms 1 and 2 - External security shutters - Easy-care, landscaped gardens - Walking distance from public transport - Just 15 minutes from the CBD Specifications:CT / 5168/998Council / Norwood Payneham & St PetersZoning / SACBuilt / 1963Land / 587m2 (approx)Frontage / 20.27mCouncil Rates / \$1540.99paEmergency Services Levy / \$172.45paSA Water / \$198.54paEstimated rental assessment: \$630 - \$660 p/w (Written rental assessment can be provided upon request)Nearby Schools / Trinity Gardens School, East Torrens P.S, Norwood International H.SDisclaimer: 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