

65 Luhrs Road, Payneham South, SA 5070



Sold House

Tuesday, 14 November 2023

65 Luhrs Road, Payneham South, SA 5070

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 931 m2

Type: House



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\$1,315,000

Step into a world of possibilities and embrace the potential of this expansive, low-maintenance residence, situated in the heart of Payneham South. As you step through the front door, you'll immediately sense the untapped potential that resides within these walls. The low-maintenance design sets the stage for a home that's both welcoming and easy to care for, allowing you to focus on the joys of living rather than the chores of maintenance, while giving you plenty of scope to add personal touches. You'll be treated to three bedrooms, each adorned with built-in robes and carpet floors for comfort and convenience. The fully equipped bathroom invites with a bathtub, shower, vanity, and a separate toilet in the adjacent room, providing a touch of privacy. The heart of this home lies in the kitchen, where a split system air conditioner ensures comfort as you whip up your favourite dish with the built-in gas stove. The lounge room awaits with a gas heater inviting you to unwind with a good book or gather with loved ones. Blinds and curtains welcome the gentle flow of natural light while offering you the flexibility to control the brightness in every corner of the space. Outside awaits a vast, fully fenced backyard promising a haven for green-fingered residents and entertainers. There's room to run, relax and host backyard get-togethers that turn ordinary moments into extraordinary memories. There are two water tanks easing water usage, and abundant off-street parking including a one-car garage, a large carport, and additional spaces on the driveway. The powered garage can also function as a workshop or shed, with an additional shed at the rear, providing space for storage and your hobbies. A short drive will lead you to the enticing array of specialty shops and supermarkets at Firlle Plaza and Marden Shopping Centre. Educational opportunities abound with zoning to the esteemed Trinity Gardens School and Norwood International High School, while various private schooling options are also nearby. Don't miss the chance to secure your dream home at 65 Luhrs Road!

Property Features:

- Three-bedroom and one-bathroom home
- All bedrooms have built-in wardrobes, and the master bedroom has dual built-in robes
- The lounge room has a gas wall heater for the cooler nights
- Combined kitchen and meals area with tile floors
- The kitchen has a built-in gas stove and oven, with a split system air conditioner
- The bathroom has an open shower, a bathtub, a separate toilet, and polished concrete floors
- The laundry room has a dual sink, storage, concrete floors, and outdoor access
- Blind and curtains fitted throughout the home
- Carpet flooring throughout the lounge room and bedrooms for comfort
- Ducted evaporative air conditioning for climate control
- Gas hot water system for instant hot water
- Entertaining verandah along the back of the home
- Large shed or garage with power and additional shed at the rear for ample storage
- Large carport for secure vehicle storage
- Ample backyard with a paved section for easy maintenance
- Tidy lawns and established gardens with two rainwater tanks
- Neat frontage with lawn and driveway parking
- Trinity School is only two minutes away

Schools: The nearby zoned primary school is Trinity Gardens School. The nearby unzoned primary school is East Torrens Primary School. The nearby zoned secondary school is Norwood International High School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Norwood, Payneham & St Peters Zone | GN - General Neighbourhood \\ Land | 931.8sqm (Approx.) House | 217.6sqm (Approx.) Built | 1957 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa