

**67A Dudley Avenue, Daw Park, SA 5041**

**NOAKES  
NICKOLAS**

**Sold House**

Wednesday, 21 February 2024

67A Dudley Avenue, Daw Park, SA 5041

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 519 m2**

**Type: House**



Darcy Harcourt  
0435756245



Sam George  
0400260066

**\$975,000**

Discover the allure of comfortable, fuss-free living at 67A Dudley Ave, Daw Park. This neat and tidy conventional home, constructed around 2008, presents an idyllic opportunity for first homebuyers, professionals, investors, and families. The residence, designed with practicality in mind, is composed of three carpeted bedrooms, with the potential of a fourth bedroom, study space or lounge suite. The master bedroom comes with the convenience of a sleek ensuite bathroom and a generously-sized walk-in robe. The open-plan living captures the Australian charm with an effortless flow from the indoors to the alfresco, culminating in seamless entertainment and relaxation opportunities. The modern kitchen, the heart of the home, is equipped with a dishwasher, a gas cooktop, and an island for ample preparation space. It opens onto the main living area, creating a harmonious blend of dining and lounging zones. The location of this property heightens its appeal, surrounded by a selection of local coffee spots for caffeine enthusiasts. Castle Plaza Shopping Centre and Mitcham Square are also within comfortable reach, providing retail and dining options for the entire family. Notable extra features include:- Ducted R/C for added comfort- Single garage with additional parking for two cars- A handy shed for storage- Separate laundry for practicality- Zoning for Unley High School- Ceiling fans in the alfresco area for those balmy summer days- Proximity to Edwardstown Primary School and Springbank Secondary School- Additional living room or office space for versatility

67A Dudley Ave is a property that encapsulates the ease and charm of Daw Park living, offering a comprehensive package for the discerning homebuyer or investor. Land Size: 519sqm Year Built: 2008 Title: Torrens Council: City of Mitcham Council Rates: \$1738.40 PASA Water: \$190.86 PQES Levy: \$164.90 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.