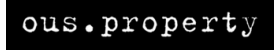


**6A Collingwood Avenue, Flinders Park, SA 5025**



**Sold House**

Tuesday, 15 August 2023

6A Collingwood Avenue, Flinders Park, SA 5025

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 392 m2**

**Type: House**



Phil Tropeano  
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**\$820,000**

For effortlessly easy family living, first home buying or investing, you simply can't go past this picture-perfect property so close to schools, shops and public transport. Stylish simplicity evokes a laid-back sense of timeless serenity across a surprisingly spacious four bedroom floorplan. Featuring a double garage, relaxed outdoor entertaining and two family-sized living spaces, it is a light and easy-breezy lifestyle on offer with modern comfort and location convenience at your fingertips. Families will love the 300m walk (approx) to Flinders Park Primary School (unzoned) and the short drive to Findon Shopping Centre with local cafes, shops and restaurant dining along the Grange Road precinct. An easy investment and spacious first home, you'll find all the ingredients for happy family living listed right here:

- Torrens Title home built in 2004 on a 392sqm allotment (approx)
- Double garage with front and rear roller doors plus internal home entry
- Four bedrooms or three bedrooms with ceiling fans and a separate study
- Carpeted master bedroom features an ensuite and walk-in robe
- 6.6KW Solar System
- Spacious central lounge with courtyard access
- Open plan living with sliding door alfresco access
- Full width alfresco features outdoor blinds
- Modern kitchen featuring a breakfast bar, dishwasher, gas cooktop, pantry
- Cloak room
- Three-way bathroom: bath and shower, powder room, w/c
- Split system heating and cooling
- Floating floors with carpet in the study and master bedroom
- Garden shed
- Short walk to Nazareth Catholic College
- Zoned Underdale High School (1.8kms)

• Ideal investment, first home or family home

Local parks and playgrounds and easy commuting to the city and beautiful beaches add to the irresistible appeal of this popular family-friendly location. Council rates / approx \$413.15 p.q SA water / approx \$TBA p.q ES levy / approx \$219.45 p.a LET'S TALK RLA 267639

Disclaimer: We have in preparing this content used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this property listing. Prospective purchasers should make their own enquiries to verify the information contained in this property listing. All measurements are approximate, and homebuyers are encouraged to undertake due diligence before a property purchase by independently verifying this content.