

**7 Blairgowrie Avenue, Edwardstown, SA 5039**

**Tanner**

**House For Sale**

Friday, 14 June 2024

7 Blairgowrie Avenue, Edwardstown, SA 5039

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 607 m2**

**Type: House**



Lawson Caputo

0439155969

**\$775k**

Welcome to 7 Blairgowrie Ave, Edwardstown! This exquisite 3-bedroom, 2-bathroom home, nestled on a generous corner allotment of 605m<sup>2</sup> has been lovingly maintained and updated, and the time has come for its next family to write their own story. Boasting an array of character features and modern conveniences, this property offers a perfect blend of charm and comfort. From elegant light fittings to the original open fireplace, stained glass windows, and polished timber floorboards, this home exudes timeless character and warmth. The well-designed floorplan flows effortlessly from the spacious living area and formal dining into the well-appointed modern kitchen, with 4-burner gas stove top and dishwasher. All three bedrooms are thoughtfully designed with floor-to-ceiling built-in robes, ensuring ample storage space for all your needs and the master bedroom is a true sanctuary, complete with a spacious ensuite for added privacy and luxury. For those of you looking for more space 7 Blairgowrie ticks all the boxes. Situated on a generous yet manageable corner allotment of 605m<sup>2</sup>, there's plenty of space for outdoor entertaining, gardening, or simply relaxing in the sunshine. Watering the well-established garden is taken care of, with 2 water tanks allowing you to save money on the water bill, with pump located in the mammoth double garage, with ample room for two cars, as well as plenty of storage for tools, lawn mowers, camping gear and more! Features we love and know you will too:- Freshly renovated, separate laundry and mud-room for added convenience- Reverse Cycle Ducted heating and cooling for year-round comfort- Outdoor patio area for alfresco dining and entertaining- Secure off-street parking and additional double carport- 6.3kW Solar System with 19 330W Panels- AlarmCom Security System- Gas Hot Water Conveniently located in the sought-after suburb of Edwardstown, this home offers easy access to local amenities, schools, parks, and public transport options. Whether you're commuting to the city or exploring nearby shopping precincts, everything you need is right at your doorstep. Lifestyle & Amenities Zoned to Forbes Primary School and Plympton International College Enjoy Excellent Coffee and Pastries at It Takes a Village coffee shop Walking Distance to Edwardstown Train Station Walking Distance to Castle Plaza Shopping Centre Minutes to Edwardstown Oval & Bowling Club Dog Park just a short walk away Just a short drive to Westfield Marion, Adelaide Airport, Glenelg and the CBD Don't miss your chance to own this charming piece of Edwardstown. Contact Lawson Caputo on 0439 155 969 today and make this your new home sweet home! Specifications: CT / 5147/332 Council / Marion Zoning / GN Built / 1947 Land / 607m<sup>2</sup> (approx) Frontage / 17.02m Council Rates / \$ 2,011.40 pa Emergency Services Levy / \$164.90 pa SA Water / \$190.8 pq Estimated rental assessment / \$550 - \$600 per week / Written rental assessment can be provided upon request Nearby Schools / Forbes P.S, Edwardstown P.S, Ascot Park P.S, Clovelly Park P.S, Plympton International College, Springbank Secondary College, Mitcham Girls H.S. 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 (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 | 333839.