

74A Lascelles Avenue, Warradale, SA 5046

NOAKES
NICKOLAS

Sold House

Sunday, 20 August 2023

74A Lascelles Avenue, Warradale, SA 5046

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 419 m²

Type: House



Zac Watts
0448217726



Mason Lucks
0415660707

\$790,000

Perfectly positioned on the highly sought seaside cusp with convenient access to every Westfield Marion amenity, this three-bedroom residence brings quintessential modern living to its easy-care 419sqm parcel. Arriving at a contemporary, street-facing façade you can choose to park on the paved driveway or within a secure garage providing the added safety of direct internal access. Floating floorboards lead to master bedroom that enjoys a south-facing outlook to the front garden, as well as its own walk-in robe and ensuite. The first of two living spaces helps itself to a healthy dose of natural light from the opposite paved courtyard, accessible year-round between a pitched pergola and bamboo screening. Bedroom two is kept cosy with plush carpets underfoot and clutter-free thanks to the inclusion of built-in robes, whilst bedroom three (or a home office) and a crisp three-way bathroom with separate bathtub follow shortly thereafter. Cooking, dining and relaxing are sure to be magic within the open plan rear hub, where a modern kitchen gifts the resident cook with stainless-steel induction cooktop, Smeg dishwasher, walk-in pantry, filtered water tap and ample bench space to get creative. Sliding doors connect to a coveted north-facing backyard that surprises with an abundance of undercover entertaining, lush lawn and established yet water-wise tropical gardens, granting a restful haven from the busy meccas of Glenelg and Brighton that rest at your doorstep. From here, take daily advantage of the local bus and train stops for an easy city commute, and relish in an easy school run with zoning to the prominent Brighton Primary and Brighton Secondary. Without a doubt, a life on Lascelles will be the best decision you ever make...Currently leased out at \$1,100 per fortnight until 19th Decemeber 2023.Even more to love:• Ducted R/C air conditioning• Solar panels• Ceiling fans to each room• Garden shed• Proximity to Immanuel College, St. Peter's Woodlands, Westminster and Sacred Heart• Walking distance to Warradale Hotel, Marion Shopping Centre & SA Aquatic CentreLand Size: 419sqmFrontage: 9.17MYear Built: 2002Title: TorrensCouncil: City of MarionCouncil Rates: \$1626.43PASA Water: \$166.65PQES Levy: \$103PA 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.