

7A Abelia Avenue, Flinders Park, SA 5025



House For Sale

Wednesday, 21 February 2024

7A Abelia Avenue, Flinders Park, SA 5025

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 302 m2

Type: House



Jae Curtis
0872257877



Jayden Lugg
0435137911

Best Offer By 12/03 at 5pm (USP)

Best offers must be submitted by Tuesday the 12th of March 2024 at 5pm (Unless Sold Prior). Nestled in the serene neighborhood of Flinders Park, this impeccable house presents a harmonious blend of comfort and low-maintenance living, making it a perfect abode for those valuing peace and ease. At the heart of this delightful home is the open plan living, dining, and lounge area that flows seamlessly into the alfresco entertaining space, where one can indulge in the pleasures of outdoor dining or simply enjoy the tranquil surroundings. The property benefits from a north-facing orientation that ensures ample sunlight fills the interiors, creating a warm and inviting atmosphere throughout the year. Each of the three bedrooms has been thoughtfully designed with comfort in mind, featuring plush carpeting underfoot. The master suite exemplifies discreet luxury with its cleverly concealed ensuite accessed through the wardrobe, offering a private retreat for the homeowner. Excellence in design and functionality is evident in every aspect of this residence, with the additional advantage of being situated in a desirable locale that is in close proximity to parklands, River Torrens Linear Trail, schools, shops, and transport, ensuring every convenience is just moments away. Key features of the property include:- Three generously sized bedrooms, all with built-in robes for ample storage.- A sleek master ensuite ingeniously hidden behind wardrobe doors.- Single bathroom equipped with a modern bath for relaxation.- One-car garage with remote access, providing secure parking and additional storage space.- A well-appointed kitchen featuring a dishwasher, enhancing culinary experiences.- Reverse cycle air conditioning for year-round climate control comfort.- Gas heating ensuring a cozy environment during cooler months.- Fitted alarm system for enhanced security and peace of mind.- Solar panels and a rainwater tank as eco-friendly additions, reducing utility costs.- Close to essential amenities: parklands, schools, shops, and transport, all easily accessible. Constructed with materials that meet satisfactory standards and maintained in excellent condition, this house is a testament to thoughtful craftsmanship. The desirable location of 7A Abelia Avenue in Flinders Park further enriches the appeal of this home, offering a lifestyle that balances suburban tranquility with urban convenience. An inspection is highly recommended to fully appreciate the exceptional value and opportunity this property presents. Whether as a comfortable family house or a savvy investment, this property is poised to exceed expectations and cater to a range of needs. Specifications: Year Built / 2008 Land Size / 302M2 Council / Charles Sturt Council Rates / \$366pq (approx.) 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 advice. RLA 254416