

**8 Baltic Avenue, West Beach, SA 5024**



**Sold House**

Wednesday, 28 February 2024

8 Baltic Avenue, West Beach, SA 5024

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 591 m2**

**Type: House**



Rhys Digance  
0404422155



Emily Coleman  
0451425756

**\$1,010,000**

Auction Thursday 21st of March 5:30pm (USP) Perfectly located in the heart of West Beach and presented to an immaculate standard, this solid brick home provides endless opportunity to the discerning buyer. Proudly set upon a generous allotment of 591m<sup>2</sup> the home offers ample space for a growing family to enjoy both indoor and outdoor living in a thriving beachside suburb. The home boasts a functional and flexible floorplan comprising of 3 large bedrooms, central lounge and dining area, functional kitchen, family bathroom, large undercover entertainment area, ample off-street parking, and complete with an expansive backyard space that's ideal for entertaining guests. The home is ready for you to move straight in and enjoy the lifestyle on offer whilst also offering the potential to further renovate the property to suit the everchanging needs of the growing family. Key Features:- Light filled lounge and dining room with gorgeous bay windows & split system air conditioning- Dining area offers direct access to the rear yard- Functional kitchen complete with breakfast bar, electric oven and stove, ample bench and storage space- Three generous sized bedrooms – all include built in robes and quality timber floorboards- Ceiling fan in master bedroom and split system air conditioning in bedroom two- Central family bathroom with bath, shower and separate toilet- Laundry room with built in cupboard and direct external access.- Large undercover entertaining area surrounded by a low maintenance garden- Well-manicured grassed yard perfect for kids and pets- Lock up garage/workshop at the rear of the property- Undercover single carport - Additional off street parking available Set in a fantastic location, just meters from pristine beaches, and with immediate access to great local shops, trendy cafés including the iconic Henley Square, picturesque reserves and public transport, combined with valuable zoning to reputable schools including Henley High School. Specifications: Year Built / 1965 Land / 591m<sup>2</sup> Council / West Torrens Council Rates / \$587 PQ 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.