

8 Dove Street, Thebarton, SA 5031

Sold Townhouse

Tuesday, 30 January 2024



8 Dove Street, Thebarton, SA 5031

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 103 m2

Type: Townhouse



Mike Lao

0882811234



Tyson Bennett

0437161997

\$700,000

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=5FTHHek2ZR1>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market your very own slice of paradise offering relaxed, low-maintenance living for the lucky new owners. Set directly opposite Dove Street Reserve, this is a home that invites you to sit back, relax and enjoy a life of leisure. Daily life will centre around the lower level of the home where the open-plan kitchen, meals and family room can be found along with a convenient powder room. The well-equipped kitchen will delight anyone who loves to cook. Relish the convenience of a 900mm ceramic cooktop, electric oven, and breakfast bar plus plenty of storage within the sleek cabinetry. It will be a pleasure to show off your culinary skills as friends relax in the lounge or step out to the outdoor deck and enjoy a drink or meal with loved ones. There is an additional living space homed upstairs which can be the perfect setup for your home office or playroom with direct access to the balcony overlooking the neighbouring reserve. This will be the perfect place to wake up to and sip on your morning coffee as you take in the surrounds. Both bedrooms are fitted with built-in robes, ceiling fans and easy access to the main bathroom while the master bedroom enjoys a split-system air-conditioning unit. Key features you are sure to love:- Split-system air-conditioning in the open plan living and master bedroom- Built-in robes and ceiling fans in both bedrooms- Security doors - Garage with an automatic roller door and rear access- Beautifully landscaped front and rear gardens- Low-maintenance town house living- Freshly painted interior Ideally located, you'll be opposite Dove Street Reserve and close by everything the vibrant family-friendly region of Thebarton has to offer. There are many wonderful cafes and amenities within walking distance including The Brickworks Marketplace, Nest Espresso, Mister Sunshines, Ambra Spirits and West Thebarton Hotel. Many transport links are a short walk away including the tram with free travel into the Adelaide CBD. Enjoy leisurely walks along the River Torrens and Linear Park. For families, St George College, Temple Christian College, Thebarton Senior College and Torrensville Primary school are all within easy reach. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1995 (approx) Land Size / 214sqm (approx) Frontage / 5.40m (approx) Zoning / EN-Established Neighbourhood Local Council / City of West Torrens Council Rates / \$1,180.90 pa (approx) Water Rates (excluding Usage) / \$652.92 pa (approx) Es Levy / \$137.65 pa (approx) Estimated Rental / \$600-\$660pw Title / Torrens Title 5326/451 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 103.8sqm (approx) Total Building / 139.8sqm (approx) Construction / Brick Veneer Gas / Not Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/ZS8YOM> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.