

8 Forsyth Grove, Felixstow, SA 5070

TURNER.

House For Sale

Saturday, 11 May 2024

8 Forsyth Grove, Felixstow, SA 5070

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 347 m2

Type: House



Xavier Davey
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Stefan Krcmarov
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Auction 1 Jun at 1.30pm

Auction Saturday 1st June at 1:30pm - Unless Sold Prior This immaculate home in a secure, secluded and convenient location is certainly a must see! You will be impressed by the street appeal and love the homely feel you get from the moment you arrive. With all the hard work already done for you, just move in right away, relax and enjoy! This home is set on approximately a 347sqm allotment and offers the perfect low maintenance lifestyle living. The renovated kitchen and dining area that opens out to a North facing outdoor entertaining area is amazing and you can share in many great times with your family and friends. Complimented with a spacious lounge, generous bedrooms and a two-way bathroom, extra off-street parking, this home is sure to be a winner. Suitable home for first home buyers, couples, families, downsizers, retirees and investors, whatever you choose to do, this home will make for a great investment for many years to come. Within close walking distance to Linear Park, public transport via the O'Bahn and Klemzig Interchange, Marden Shopping Centre, cafes & eateries, schools, parks & playgrounds, all amenities, everything you need is right here! Also, just a short drive to The Parade for all your further shopping, dining and entertainment needs and just under 7kms to the Adelaide CBD. Main features:- Generous master bedroom with walk-in robe- Two further good size bedrooms, bedroom two with BIR- Two-way family bathroom with separate vanity and w/c- Renovated kitchen with gas stove, good bench space and storage- Spacious L shaped dining / lounge- Breakfast bar- Amazing pergola and outdoor entertaining area with cafe blinds- Ducted evaporative cooling throughout- Gas heating- Single carport- Additional off-street parking to the side- Established and well-maintained lawn and gardens- Lock up and leave low maintenance - Only 7kms to the CBD Don't miss out on this great opportunity on offer in this highly sought-after area and booming suburb in the inner east and in the most convenient of locations. What a great place to call home and or to start and raise a family!

Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspectionCT / 5150 / 289 Title / Torrens Year built / 1994 Land Size / 347sqm (approx.) Equivalent Building Area / 161 sqm (approx.) Council / City of Norwood, Payneham & St Peters ESL / \$111.85 p.a SA Water / \$187.79 p.q (approx) The Vendor's Statement (Form 1) will be available for perusal by members of the public:(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Speak to TURNER Property Management about managing this property #expectmore RLA 62639