

8 Laver Terrace, Felixstow, SA 5070



Sold House

Tuesday, 15 August 2023

8 Laver Terrace, Felixstow, SA 5070

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 454 m2

Type: House

Contact agent

Delightfully positioned on a fabulous, low maintenance corner allotment where dual street access allows plenty of space for your family cars and recreational vehicles, this neat and tidy, original solid brick home provides an excellent entry-level opportunity for younger buyers, the perfect investment option or a fabulous opportunity for developers to explore. Security roller shutters to the street vulnerable windows will provide a comforting peace of mind as you relax and enjoy the expansive 6 main room design. Scattered character features include the original sliding doors with etched artwork, high ceilings, ornate cornices and art deco ceiling roses. A generous free-flowing design features sleek tiled floors and fresh neutral tones to a generous living room, adjacent dining room and combined kitchen/meals. The kitchen is bright and comfortable featuring tiled splashback's, crisp white cabinetry, double sink, modern appliances, glass cooktop and ample cupboard space, there is even room for a kitchen table. All 3 bedrooms are of good proportion, all offering fresh quality carpets and ceiling fans. Bedroom 2 features a built-in robe. An upgraded main bathroom offers ample room for the growing family while a traditional laundry, separate toilet and lobby area complete the interior. Step outdoors and a full width of verandah/carport provides a great spot for your alfresco entertaining all vehicle accommodation, while a handy 2nd driveway adds additional offstreet parking space. Ducted reverse cycle air-conditioning completes the offering. Briefly:

- Original solid brick home on easy care corner allotment
- Great location only 5.5 km from the city
- Easy access to linear Park and ARC Campbelltown
- Security roller shutters to the street vulnerable windows
- Home of 6 main rooms plus wet areas
- Scattered character features include original sliding doors with etched artwork, high ceilings, ornate cornices and arts deco ceiling roses
- 3 generous bedrooms, all with ceiling fans and quality carpets
- Bedroom 2 with built-in robe
- Combined kitchen/meals offers tiled splashback's, crisp white cabinetry, double sink, modern appliances, glass cooktop and ample cupboard space
- Generous dining room and adjacent spacious lounge
- Bright upgraded main bathroom with separate bath and shower
- Traditional laundry and separate toilet
- Dual Street vehicle access with 2 long driveway's
- Rear verandah/carport/alfresco
- Ducted reverse cycle air-conditioning

Great 1st Home, investment or downscale opportunity Perfectly located with valuable amenities and entertainment facilities close at hand. Felixstow Reserve and ARC Campbelltown are both nearby along with Campbelltown Par 3 Golf Course and the River Torrens Linear Park. The Payneham Swimming Centre and Public Library are nearby along with The Payneham Bowling Club & Payneham Oval. For the younger kids the zoned primary school is East Marden Primary School and for the terrific teens, the zoned high school is Charles Campbell College. Quality private schooling can be found at Sunrise Christian School, St Josephs, St Pius X School, Kildare College, Loreto College & Pembroke School. Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Ray White Norwood are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at any open inspection. Property Details: Council | Norwood, Payneham & St Peters Zone | HDN - Housing Diversity Neighbourhood \\ Land | 454sqm (Approx.) House | 202sqm (Approx.) Built | 1958 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa