

8A Ewell Avenue, Warradale, SA 5046



House For Sale

Tuesday, 19 March 2024

8A Ewell Avenue, Warradale, SA 5046

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 349 m2

Type: House



Adam Rice
0402936953



Samuel Paton

Auction (USP)

Introducing a coastal haven that seamlessly blends comfort, convenience, and investment potential. Located beside the tranquil beach, this family home boasts a well-established front yard, setting the tone for a warm welcome. Upon entry, the spacious living area unfolds, effortlessly merging with the kitchen - an ideal setup for gatherings and everyday living. The kitchen itself is a culinary delight, featuring a breakfast bar, ample storage with a walk-in pantry, and the convenience of gas stovetop cooking. The home comprises three generously sized bedrooms, each offering a serene sanctuary for relaxation and rejuvenation. The main bathroom, complete with a bathtub and separate shower, caters to the needs of all occupants with style and functionality. Step outside into the expansive rear yard, where a large verandah beckons for alfresco dining and entertaining. Indulge in modern comforts with ducted air conditioning throughout, ensuring year-round comfort, while a single garage provides secure parking and storage solutions. Positioned for unparalleled convenience, this residence is a stone's throw away from the bustling Westfield Marion, offering an array of essential amenities. For leisurely pursuits, the Oaklands Wetlands and Marion Outdoor Pool offer escapes for family outings. And when it's time to soak up the sun, the sandy shores of Somerton Beach await, inviting endless summer days of relaxation and recreation. Education options are nearby such as Sacred Heart College and Westminster School. For tertiary education and healthcare needs, Flinders University and Medical Centre are conveniently accessible, making this locale a prime choice for families and investors alike. Experience the epitome of coastal living combined with urban convenience - secure your slice of paradise today.

What we Love:

- Well-established front yard
- Spacious living area seamlessly connected to kitchen
- Kitchen with breakfast bar, walk-in pantry and gas stovetop cooking
- Three spacious bedrooms
- Main bathroom with bathtub and separate shower
- Large verandah area in rear yard for entertaining
- Ducted air conditioning throughout
- Single garage for secure parking
- Short drive to Westfield Marion for essential amenities
- Proximity to Oaklands Wetlands and Marion Outdoor Pool for family outings
- Sandy shores of Somerton Beach a short drive away
- Close to quality schooling options such as Sacred Heart College and Westminster School
- Convenient access to Flinders University and Medical Centre

Specifications: Torrens titled
ESL - \$357.60 per annum
Land size - 349sqm (approx.)
Council rates - \$2,011.40 per annum
Water rates - \$74.20 per quarter
Sewer rates - \$116.66 per quarter
Year built - 2007
Auction: Saturday, 6th April 2024 at 12:00pm (unless sold prior)
Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton SA 5048 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

Disclaimer: 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.