

9/22 Grey Avenue, West Hindmarsh, SA 5007



Sold House

Friday, 11 August 2023

9/22 Grey Avenue, West Hindmarsh, SA 5007

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House

\$543,500

Auction Location: On Site Are you in search of an inviting and spacious two-bedroom homette in the highly sought-after neighbourhood of West Hindmarsh? Look no further! This meticulously maintained residence offers both convenience and comfort, making it the perfect opportunity for those seeking a picture-perfect and cosy place to call home. Nestled in a desirable location directly opposite Wallman Reserve, this home ensures a serene and peaceful environment. Step inside to discover a generously sized living, dining, and kitchen area featuring on-trend flooring that adds a touch of style to the space. Whether you're hosting gatherings or simply relaxing with loved ones, this area provides the ideal setting. The kitchen boasts modern appliances and ample storage space, fulfilling all your culinary needs. Outside, the open-aired courtyard is a delightful spot for barbecues or soaking up the sun. Additionally, the layout includes a convenient carport, ensuring secure parking. This prime location allows you to indulge in all that West Hindmarsh has to offer. Take advantage of the nearby Linear Park walking trails, explore the local cafes and restaurants, and enjoy easy access to popular shopping destinations. Whether you're a first-time homebuyer, downsizing, or seeking an investment opportunity with a tenant already in place on a periodic agreement, this charming home is perfect for you. Why wait? Grasp the chance to own your own slice of paradise in the delightful community of West Hindmarsh. Features that make this home special:- Master bedroom with ceiling fan, walk-in robe and direct access to the bathroom- Bedroom two of good size with ceiling fan- Light-filled lounge room featuring ceiling fan- Open plan dining area adjacent kitchen- Practical kitchen offering ample cupboard and bench space, gas cook top, pantry and servery to the dining room- Neutral two-way bathroom with bath, shower and separate toilet for added convenience- Laundry with linen storage- Ducted air-conditioning- Outdoor courtyard with low-maintenance garden- Shed- Single carport with space for an additional car in driveway- Currently tenanted on a periodic lease for \$400.00 per week Perfectly situated just a few minutes away from Welland Shopping Centre and Brickworks Marketplace, this property enjoys an ideal location. Residents will have convenient access to linear park walking trail, as well as a diverse selection of restaurants, eateries, and beautiful western beaches.

Additionally, this prime location offers close proximity to excellent private and public schools, the Port, Grange, and South Road corridors, and the Adelaide CBD. For further information please contact Paul Leombruno on 0439 160 161 or 8269 7711 (office). All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville 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. RLA 313174