

9 Ludgate Avenue, Trott Park, SA 5158



House For Sale

Thursday, 13 June 2024

9 Ludgate Avenue, Trott Park, SA 5158

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 753 m2

Type: House



Jessica Buckmaster
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Liam McDevitt
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\$639,000 to \$689,000

The real estate specialists, Jessica Earle and Liam McDevitt at Ray White Walkerville are excited to present this neatly presented family home to the market. Nestled in the charming southern suburb of Trott Park, this property offers an enviable location just minutes from beautiful beaches and the convenience of the Southern Expressway. Residents can enjoy a quick and easy commute to the Adelaide CBD while relishing the close proximity to Adelaide's stunning southern beaches. Trott Park provides the perfect blend of peaceful suburban living with easy urban access, making it an ideal place to call home. Situated on a generous 753m² allotment on a quiet avenue and directly across from a spacious reserve, this property presents an exceptional opportunity for future subdivision potential (subject to council consent). Whether you're looking to enter the property market with a meticulously maintained home or seeking a prime investment in today's high-demand rental market, this property ticks all the boxes. With its spacious land and excellent condition, it's perfect for first-time buyers and savvy investors alike. What we love about this property:

- Generous allotment of 753m² with a frontage of 25.9m (approx.)
- Pitched roof pergola with paved entertaining area
- Ducted evaporative cooling, gas heating and ceiling fans
- Bright crisp white interior with tiles in main traffic areas
- Perfect off street parking for a caravan / boat / trailer or additional car parking
- Lounge, dining room plus additional family room
- Study can be transformed into a butlers pantry for added kitchen storage
- Single carport with roller door access to secure rear yard
- Good size shed for storage + 2 smaller garden sheds
- 5kW solar power system
- Established fruit trees

More Info; CT | 5092/35 Built | Circa 1995 Internal Size | 218m² approx. Land Size | 753m² approx. Council Area | City of Marion Rental Estimate | \$630 to \$660 per week Whether you're searching for a family home or a prime investment, this property offers more than just comfortable living. With potential for appreciation in a booming area, it's a must-see. Contact our agents today for more details, inspection times, or to make an offer! Jessica Earle | 0479 113 389 Liam McDevitt | 0430 501 122 RLA 305894