

# 9 Shirley Avenue, Croydon Park, SA 5008

## House For Sale

Saturday, 11 May 2024



9 Shirley Avenue, Croydon Park, SA 5008

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 760 m2**

**Type: House**



Anthony Fonovic

0411513352

## **Auction - 5.15pm Saturday 1 June (USP)**

Anthony Fonovic & Team Morris are excited to present this unique opportunity in solid condition & perfect for the first home buyer looking to get their foot in the property market, the renovator looking for a project to add some instant value with this renovator's delight, the home builder looking for a clean slate to build their forever dreamed of home (STPC) on a large block of land, or the developer looking for a potential subdividable opportunity (STPC). This Basket Range Stone fronted home built in 1963 offers a large kitchen that overlooks the dining room & boasts updated solid timber cabinetry with ample storage & equipped with a gas cooktop & brand-new gas oven & grill. The lounge room adorned with rays of natural light through the large sash windows is a great space to relax or watch your favourite movie. All bedrooms feature built-in robes & ceiling fans for all-year-round comfort with the master also featuring a built-in bedhead with dual 3-drawer bedside & a dressing table. The centrally located updated crisp white bathroom with floor to ceiling tiles offers a vanity with under-sink storage, full-size bath & shower & is adjacent the updated separate W/C. The undercover outdoor area overlooks the large fully secured rear yard featuring luscious green lawns for the children & pets to play & a mature fruit tree. This property also features a double-length carport behind securable gates & a single garage to securely park your pride & joy. Other things you will love include: \* Pristine timber floors ready for polishing \* Linen storage in hallway \* Ceiling fans to all bedrooms \* Air-Cond in dining room \* 2kW-8 panel solar system \* Gas storage hot water system \* 3,000L rainwater tank This excellent opportunity won't last long so be quick to arrange your inspection to ensure you don't miss out. Specifications: -Council: Port Adelaide Enfield CT: 5282/942 Policy: General Neighbourhood (Z2102) Land Width: 17.07m (approx.) Land Depth: 44.95m (approx) Built: 1963 Council Rates: \$341.23pq Water Rates: \$74.20pa Sewer Rates: \$104.38pa ES Levy: \$106.80pa Estimated Estimate: \$ T B A pw The accuracy of this information cannot be guaranteed & all interested parties should seek independent advice. RLA 274675