10 Third Ave, Cheltenham, SA, 5014

Sold House

Sunday, 13 October 2024

10 Third Ave, Cheltenham, SA, 5014

Bedrooms: 4   **Bathrooms: 2**   **Parkings: 4**   **Type: House**

Nick Psarros

ANOTHER ONE SOLD BY NICK PSARROS AT RAY WHITE PORT ADELAIDE/LARGS BAY

Nick Psarros & Alex Nilsen of Ray White Port Adelaide & Largs Bay are pleased to present to the market this outstanding opportunity to secure an immaculately maintained home sited in the ever popular suburb of Cheltenham. A sure winner adorned with quality selections, 10 Third is sure to impress the most discerning of home buyers...

A sleek rendered façade fronts a full-scale floorplan that priorities functional spacious living and optimises connected living. With a comfortable 2002 design, the heart of the home boasts a gourmet kitchen wrapped in stone uniting a suite of Whirlpool appliances including oven & grill. The gas cook top, inset stainless steel sink and Bosch dishwasher promises to elevate your favourite meals to a new height of culinary glory.

The master retreat offers generous proportions enriched with plantation shutters, a well appointed ensuite with stone benchtops and double mirrored built-in robes.

A glass sliding door guides you to the vast all seasons outdoor entertaining area, primed to host everything from morning brunch to afternoon knock-offs including your most memorable get togethers. Better yet, a frameless glass fence encases a heated magnesium chlorinated inground pool perfect for balmy summer nights with friends & family.

MORE TO LOVE ABOUT 10 THIRD:

*7.5kW solar, 17 panels
*Gas hot water
*Quality fixtures and fittings throughout
*Ducted reversed cycling heating & cooling throughout

GROUND ONE
*Double carport with automatic roller doors & drive through access
*Front formal lounge with plantation shutters, option for fourth bedroom
*Ground floor powder room
*Under stair storage
*Expansive living and dining area
*Sliding glass doors opening into all weather entertaining area
*Paved pitched alfresco area with ceiling fans & café blinds
*Grassed area perfect for children's play or pets
*Stunning magnesium chlorinated heated inground pool with frameless glass fencing
*Pool shed
*Easy care tiled floors & carpet to bedrooms and stairs

UPPER LEVEL

*Third upstairs living area or study
*Expansive master bedroom with plantation shutters, stunning ensuite & double mirrored built-in robe
*Bedrooms 2 & 3 both with mirrored built-in robes
*Sparkling main bathroom upstairs with tub, shower, toilet & vanity with storage & stone benchtops

A warm & inviting family home that is sure to be loved by the new owners for years to come - this immaculate opportunity is certain to draw interest across young or established families, upsizers or any discerning home buyers looking to secure a phenomenal home in a highly sought after suburb.

To avoid disappointment pleasE register your interest with Nick Psarros 0400 506 555 or Alex Nilsen on 0432 036 907 before it's too late.

Council rates: $2030 P/A

To place an offer on this property, please complete this Letter of Offer form https://forms.gle/2P3oovTaZZ7VdYjS6

Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection

"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."