

12 Richards Avenue, Gawler South, SA, 5118



House For Sale

Friday, 30 August 2024

12 Richards Avenue, Gawler South, SA, 5118

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Ideal First Home or Investment Opportunity!

This recently updated three-bedroom, one-bathroom home offers a perfect blend of modern comfort and low-maintenance living, making it an ideal choice for first home buyers, downsizers, and investors alike.

As you approach, you'll notice the neat and tidy exterior, with a single driveway leading to a carport on the right side of the home. The front yard is easy to maintain, featuring two well-kept garden beds that add a touch of greenery without requiring much upkeep.

Step inside to the formal lounge, which overlooks the front yard and serves as a welcoming space for relaxation. To the right, a hallway leads to the three bedrooms, each thoughtfully designed for comfort. Bedrooms one and two are equipped with built-in robes, providing ample storage space. The family bathroom showcases a stylish dark monochrome palette, complete with a vanity, bath, and shower, while the toilet is conveniently located off the laundry.

The heart of the home is the kitchen and meals area, situated just off the formal lounge. The kitchen features a neutral colour scheme, an electric cooktop and oven, and plenty of bench and cupboard space, ensuring functionality and ease of use. Towards the rear of the home, you'll find the laundry and a separate toilet.

Outside, a neat and tidy entertaining area is shaded by a verandah, creating an inviting space for outdoor gatherings. The home sits on a manageable 343sqm (approx.) block, ensuring low maintenance and easy living.

Additionally:

Year Built - 1950 (approx.)

Wall Construction - Brick

Land Size - 343m² (approx.)

Floor Area - 87.5sqm (approx.)

Frontage - 19.81m (approx.)

Zoning - GN - General Neighbourhood

Local Council - Town of Gawler

Estimated Rental Return - TBA (approx.)

Council Rates - \$303.00 qtr. (approx.)

Water Rates (excluding Usage) - \$165.55 qtr. (approx.)

Easement(s) - NO

Encumbrance(s) - NO

Sewerage - Mains

With so much on offer not to mention the added bonus of being on a quiet street and within close proximity to local shops and schools, this is definitely not one to overlook - call Bailey Truscott on 0452 267 602 to register your interest today!

Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions.

Ray White Gawler East

RLA 327 615