

18 Sheoak Avenue, Novar Gardens, SA, 5040

Boffo

House For Sale

Wednesday, 14 August 2024

18 Sheoak Avenue, Novar Gardens, SA, 5040

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: House



John Riggall

Charming Solid Brick Home with Timeless Appeal and Spacious Allotment!

Positioned on a generous allotment across from the historic Cummins House with its park-like surroundings, this beloved solid brick home welcomes you with its inviting warmth and timeless charm. The residence effortlessly blends classic allure, captivating you the moment you walk through the door.

The layout includes two inviting bedrooms, a bright and elegant living and dining room adorned with wallpaper, a mantelpiece, and charming pendant lights. A study, separate family room, second bathroom, and well-appointed kitchen complete the home.

Outside, a verandah overlooks a generous rear yard, perfect for the green thumb eager to create their own peaceful retreat. Parking is effortless with a double garage and ample driveway space for off-street parking.

Enjoy the best of suburban living with the conveniences of city life just moments away. This home is ready to welcome its new owners to a lifestyle of comfort, charm, and convenience.

Features that make this home special:

- Two bedrooms, with the master featuring a walk-in robe and direct access to the bathroom
- White kitchen with an electric cooktop and walk-in pantry
- Charming formal living and dining room with a feature mantelpiece
- Bright and airy family room
- Dedicated study or bedroom 3
- Main bathroom with a bath/shower and toilet
- Separate laundry with storage and direct access to the rear yard
- Convenient second bathroom with shower, toilet and hand basin
- Ducted air-conditioning
- Spacious outdoor area with a verandah
- garden shed
- Well-established backyard offering ample space to create your own retreat or for pets to explore
- Double garage

Ideally located in the heart of Novar Gardens, this property offers easy access to a range of amenities. Enjoy the close proximity to Glenelg Beach and the bustling Jetty Road, famous for its diverse shopping, dining, and entertainment options. Golf lovers will appreciate the nearby Glenelg Golf Club, while Harbour Town Shopping Centre and Kurralta Central are just a short drive away, making shopping convenient. The nearby tramline provides a direct commute to the CBD, perfect for city workers. Prestigious schools like Immanuel College are also within easy reach, further enhancing the appeal of this exceptional location.

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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