

**2 Scott Street, Sefton Park, SA, 5083**

**Boffo**

**House For Sale**

Saturday, 31 August 2024

**2 Scott Street, Sefton Park, SA, 5083**

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



**Graeme Brown**

0882697711

## Super-Sized Family Home on a Large Allotment!

Contact Agent for inspection times!

An exceptional opportunity presents itself in the popular suburb of Sefton Park, situated on a large 785sqm (approximate) allotment with a wide 19m (approximate) frontage. Commandingly positioned within easy reach to local shopping and public transport.

Providing ample space for the whole family with multiple living areas, six bedrooms and two bathrooms. The space doesn't just stop inside, this home features an undercover outdoor entertaining area that overlooks the North-facing backyard, additionally providing ample space at the front of the home to accommodate for plenty of off-street parking on the crescent driveway and in the secure carport.

Those seeking a property in the area to live in, will immediately recognise the opportunity that exists to move straight in and start enjoying everything the near City location offers, while having the potential to add significant value in the future by completing upgrades, including renovations and/or extensions (subject to council consents). Alternatively, investors may also seek to take advantage of the home's excellent accommodation offering and the area's historically strong rental demand and capital growth.

Features that make this home special:

Lower Level:

- Two spacious bedrooms with built-in robes
- Valuable sixth bedroom or study
- Large lounge room with gas fire and ceiling fan
- Additional living room adjacent lounge with wall unit air conditioner
- Timber kitchen with gas cooktop, dishwasher and ample bench and cupboard space
- Light filled dining room adjacent kitchen with built-in cupboards and bench space
- Bathroom with separate bath and shower, featuring floor to ceiling tiles
- Separate laundry
- Under stairs storage
- Pergola for outdoor entertaining
- Large grass area for the kids and pets to play
- Shed (3.6m x 8m approximately)
- Double length carport with automatic roller door

Upper Level:

- Three additional bedrooms all complete with built-in robes
- Bathroom with shower and separate toilet
- Ducted air conditioning

Within a short drive to all of the restaurants and cafes that Cosmopolitan Prospect Road has to offer. Easy walk to the bus, a full range of sporting facilities including Broadview Oval and beautiful parks. Only a few minutes' drive to multiple shopping centres including the Walkerville Centre, Sefton Plaza and Northpark Shopping Centre. Close proximity to some of Adelaide's best public and private schools. All this and only 7.9kms (approximately) to the City and 5.5km (approximately) to North Adelaide shops, cafes, restaurants and the Adelaide Oval precinct.

All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice.

RLA 313174