

22 Launceston Avenue, Warradale, SA, 5046



House For Sale

Sunday, 8 September 2024

22 Launceston Avenue, Warradale, SA, 5046

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Christopher Jenman
0882928300

Renovation Opportunity in a Prime Warradale Location!

This property presents a fantastic renovation opportunity in the desirable Brighton High School zone, ideal for first-home buyers, investors, or those looking to create their dream family home. Nestled in a thriving community, this home provides convenient access to all essential amenities.

Set on a spacious 558sqm Torrens Title block, this home offers three generously sized bedrooms, each with a ceiling fan and a built-in wardrobe. The main bathroom retains its original charm and includes a bathtub, while the separate laundry area adds a practical touch to the home.

The updated kitchen is well-equipped with a gas stovetop, dishwasher, and ample cupboard space, making it both functional and stylish. The living areas are bathed in natural light, thanks to the large windows, creating a warm and inviting atmosphere. The living room also features a gas heater and a split system air conditioner, ensuring comfort throughout the year.

Both the front and back yards are expansive, providing endless possibilities to design your own landscaped gardens or even to extend the home to suit your growing needs. The single car shed offers extra storage space and is equipped with air conditioning. Parking is also well-catered for, with an undercover carport that accommodates three vehicles, offering convenience and security.

The location of this property is truly outstanding. It not only falls within the highly desirable Brighton High School and Brighton Primary School zones, but it also offers proximity to other excellent educational options, such as Stella Maris Parish School, Warradale Primary, Dover Primary, and Seaview High School, with Flinders University also nearby. Additionally, you'll enjoy the convenience of being just a short stroll from popular local spots like Bobbys Cafe and the Banks and Brown Cafe.

A mere 600-metre walk takes you to Westfield Marion Shopping Centre, where a variety of shops, restaurants, and services await. For those who enjoy the coast, Brighton Beach is just a six-minute drive away, along with the bustling Jetty Road, known for its array of cafes and vibrant atmosphere. Additionally, the SA Aquatic and Leisure Centre is conveniently close by, providing a hub of activity for all ages.

Transport options are plentiful, with a train stop just 650 metres away and Oaklands Railway Station only 1.5 kilometres from your doorstep. Additionally, there is a bus stop conveniently located just 700 metres away, ensuring easy and accessible commuting. For families, the proximity to Jack Chaston Park and Warradale Park Reserve adds to the appeal, offering ample outdoor space for recreation and leisure.

This home is truly positioned in a prime location, perfect for those seeking a balanced lifestyle with access to both urban conveniences and natural beauty.

What we love:

- Spacious 558sqm Torrens Title block
- Three generously sized bedrooms with ceiling fans and built-in wardrobes
- Main bathroom with original charm, including a bathtub
- Separate laundry
- Updated kitchen with gas stovetop, dishwasher, and ample cupboard space
- Living space with gas heater and split system air conditioner
- Expansive front and back yards
- Single car shed with air conditioning & undercover carport for three vehicles
- Short walk to Bobby's Cafe, Banks and Brown, and Westfield Marion Shopping Centre (600m)
- Brighton Beach just a 6-minute drive away
- Train stop 650m away, Oaklands Railway Station 1.5km, and bus stop 700m away

- Close to Jack Chaston Park and Warradale Park Reserve

Auction: Saturday, 21st September 2024 at 1.30pm

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research.

The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.