

3 Druce Avenue, Northfield, SA 5085

REAL ESTATE

House For Sale

Monday, 8 July 2024

3 Druce Avenue, Northfield, SA 5085

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 561 m2

Type: House



Jordan Foster
0428926789

Best Offer By 29/7 (USP) Guide \$670K-\$720K

Welcome to 3 Druce Avenue Northfield, a charming 3-bedroom, 1-bathroom Torrens Titled standalone brick home on a generous approximate 560.9 square metre allotment with a 32 metre frontage and 17.526 metre depth. This property is perfect for families looking for a comfortable and convenient home or an outstanding opportunity for those buyers seeking an investment property in an increasingly popular area due to its close proximity to Northgate, Lightsview, Gepps Cross and the City. The spacious lounge area with air conditioning, gas heating and ceiling fan makes it perfect for year-round comfort. The combined dining and kitchen is adjacent to the lounge. There are multiple roller shutters on the windows for security. All this well cared for house needs is your personal touch to make it home! Outside, you will find a fully fenced backyard with a garden and lawn, outdoor entertaining area and garden shed for additional storage. In addition to the open driveway parking out the front, there is also sheltered parking in the carport with roller door. With a petrol station, Roma Mitchell Secondary College, LJ Lewis Reserve Playground, Northfield Primary School, sporting facilities, fast food stores and much more in close proximity, not to mention Northgate Shopping Centre a 7 minute drive away, this is a fantastic neighbourhood to base yourself. When you factor in Northfield's great natural growth rate, plus the many opportunities to undertake some easy upgrades to instantly increase this homes value, it makes this property a worthwhile investment. We are seeking your Best Offer by Monday 29th July 2024 (Unless Sold Prior) with a price guide of \$670,000 - \$720,000 which presents as fantastic value for the area. Contact us today to present your offer before you miss out! Certificate of Title - Volume 5803 Folio 4 Allotment 90 Filed Plan 112344 Area: Northfield Hundred: Yatala Council: City of Port Adelaide Enfield Zone: General Neighbourhood Land Size: 560.9m² approximately Easements listed in title: NIL Disclaimer: Measurements and boundary outlines are approximate and are to be used as a guide only and not relied upon. All information provided including rates, distances, furnishes, finishes and inclusions have been obtained from sources we believe to be accurate including but not limited to the Vendor; however, we cannot guarantee its accuracy. Anticipated rental amounts are not a sworn valuation and are an opinion only. We take no liability for any errors or omissions. Interested parties should conduct their own research to verify the accuracy of the information provided. ** Robin Hood Real Estate prides itself on its professionalism, market knowledge, and generosity to the community. Servicing all areas of Adelaide, Whyalla and the Eyre Peninsula offering Sales, Property Management and Buyers Agent Services. We make a donation to the sellers chosen local charity or club for each property sold. If you are thinking of buying, selling or renting, please give us a call. We'd love to help! **RLA 274962