

31A Matheson Avenue, Findon, SA 5023



Real Estate

House For Sale

Wednesday, 10 July 2024

31A Matheson Avenue, Findon, SA 5023

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 300 m²

Type: House



Cindy Chen
0450738482



Dan He
0883383588

\$800,000 - \$850,000

Best offers by 12:00 pm Tuesday 23rd July (unless sold prior) Nestled in the heart of Findon, this superb property offers unparalleled convenience and access to a wealth of amenities. You'll be just moments away from local attractions such as Woolworths, Findon High School, Queen Elizabeth Hospital, and Emali Child Care Centre. Enjoy leisurely strolls to nearby parks and recreational areas or explore the vibrant local shops and cafes. Tucked away at the rear of the block, this home ensures peace and privacy, away from street noise. It features ducted reverse cycle Daikin air conditioning for year-round comfort. The house boasts floorboards throughout and bathrooms tiled to the ceiling. The open-plan living area, bathed in natural light from large sliding doors, forms the heart of the home. This space seamlessly integrates the living, dining, and kitchen areas, extending to a courtyard that creates a bright and welcoming ambiance. The kitchen, bathroom, and laundry areas are adorned with 40mm stone benchtops, adding a touch of luxury. The four generously sized bedrooms are designed with both comfort and privacy in mind. The master bedroom, facing north, includes a spacious walk-in robe and ensuite. The remaining three bedrooms are equipped with ample built-in robes. The property also features a secure garage with internal home access and a rear roller door, ensuring easy access to the backyard. Additionally, a 6.05KW solar system is installed to help reduce your energy bills. A security camera at the front door enhances safety by monitoring the house front and driveway, providing peace of mind in a secure living environment. This stylish and modern residence is perfect for comfortable living and offers a low-maintenance lifestyle, making it an excellent investment opportunity. Contact us today for more information and to experience the true essence of this remarkable property.

Highlight:- Open-plan living- Daikin ducted reverse cycle A/C- 40mm stone benchtop throughout- Timber floorboards throughout- 4 spacious bedrooms- 2nd bathroom with separate toilet- Downlights in living areas and all bedrooms- Separate laundry with door access to backyard and Dryer inclusive- Low-maintenance backyard- Garage with internal home access and rear roller door- Security camera installed at the front entrance- 6.05KW Solar system- Subterranean termite management system- Nearby Schools are Seaton Park P.S, Kidman Park P.S, Flinders Park P.S and Findon H.S

Specifications:• CT / Volume 6200 Folio 557• Council / City of Charles Sturt• Title / Community Title• Built / 2017• Council Rates / approx. \$1,445.90 p.a.• SA Water / approx. \$108.85 p.q. (Sewer)• ES Levy / approx. \$151.35 p.a.

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