

**34a Matheson Avenue, Findon, SA 5023**

**HARRIS**

**House For Sale**

Tuesday, 25 June 2024

34a Matheson Avenue, Findon, SA 5023

**Bedrooms: 4**

**Bathrooms: 2**

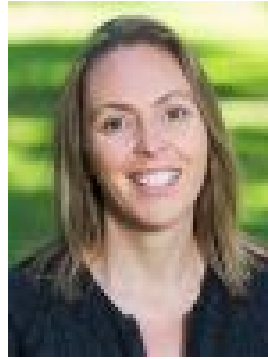
**Parkings: 2**

**Area: 379 m2**

**Type: House**



Tyson Edwards  
0438768878



Mandy Edwards  
0409650515

**\$750k-\$820k**

Best Offers By 12pm Monday 8th July (Unless Sold Prior) Nestled in the heart of Findon, this stunning 4-bedroom courtyard home is the epitome of modern easy-care living. Designed for those who value convenience and style, this property is perfect for individuals who seek a "lock up and leave" lifestyle without compromising on comfort or space. As you enter, you'll be greeted by a welcoming atmosphere that effortlessly blends indoor and outdoor living, making this home a true oasis. The heart of this home is its expansive open-plan living area, where the kitchen, dining, and living spaces merge seamlessly. Large windows and sliding glass doors flood the space with natural light, creating a bright and airy ambiance. These doors open onto a huge outdoor area, perfect for alfresco dining, entertaining guests, or simply enjoying the peace and quiet of your private sanctuary. The courtyard design ensures that you can enjoy the outdoors year-round, whether it's hosting summer barbecues or cozying up with a book in the cooler months. The four generously-sized bedrooms are designed to provide maximum comfort and privacy. The master suite is a standout feature, offering a luxurious retreat with a walk-in closet and a well-appointed ensuite bathroom. The additional bedrooms are versatile and can be used as guest rooms, home offices, or children's rooms. The home's practical layout also includes a second full bathroom, a powder room for guests, and a secure single garage with internal access. With its modern amenities, thoughtful design, and exceptional outdoor spaces, this property is an ideal choice for first or second home buyers, professionals, or retirees looking for a home that caters to a dynamic and vibrant lifestyle.

Specifications: CT / 5939/675 Council / Charles Sturt Zoning / GN Built / 2007 Land / 379m<sup>2</sup> (approx.) Frontage / 8.99m Council Rates / \$1208.20pa Emergency Services Levy / \$296.90pa SA Water / \$167.84pa Estimated rental assessment / Written rental assessment coming soon. Nearby Schools / Seaton Park P.S, Kidman Park P.S, Flinders Park P.S, Findon H.S. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate 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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409