

**37 Somerset Avenue, Redwood Park, SA, 5097**

**CENTURY 21**

**House For Sale**

Saturday, 10 August 2024

37 Somerset Avenue, Redwood Park, SA, 5097

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



John Leske  
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## FABULOUS LOCATION-702M2 BLOCK- SUPERB PRESENTATION

Positioned on an elevated rectangular allotment of approximately 702m<sup>2</sup> this renovated 1960s home is a perfect first home or a great property to add to your real estate portfolio.

The block has a frontage of 18.29 metres and hence may be ideal for redevelopment in future years subject to the necessary council consents.

The home opens into a spacious separate lounge with a gas heater and reverse cycle air conditioning. All 3 bedrooms are of generous proportions and the whole home has been freshly painted.

A special feature of the home is the brand new kitchen with gas plates and electric oven plus double sink and ample cupboard and bench space. The adjoining dining room is perfect for all meals or could be a study area if needed.

There is also a functional bathroom in good condition plus a separate laundry and w.c.

From the kitchen there are sliding doors onto the rear entertaining area & pergola-ideal for entertaining. Also there is a tool shed and ample room for pets, children and perfect for the home gardener.

There is a carport with roller door and valuable rear access to a double width garage to keep the handy man happy.

Move in or rent it out -the choice is yours.

1. Shopping is a breeze and only a short drive to The Grove, Fairview Park, St Agnes, Modbury Triangle and TTP Plaza complex . just to name a few

2. Public schools such as Banksia Park School, Ridgehaven Primary, Surrey Downs School and more are all approx. 1km away.

3. Private schools such Gleeson College, Pedare Christian College, Golden Grove Lutheran and Kings Baptist Grammar School are all a short distance drive away

4. The popular Anstey Hill and Cobblers Creek Recreation Parks and many other reserves and walking trails are within easy reach too

5. Bus routes and public transport facilities are at your doorstep along Hancock Road.

For definite sale .and priced accordingly.