

38 Botting Street, Albert Park, SA 5014



House For Sale

Wednesday, 29 May 2024

38 Botting Street, Albert Park, SA 5014

Bedrooms: 4

Bathrooms: 1

Parkings: 5

Type: House



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Auction On-Site!

This cherished family home, situated on a prime corner allotment, awaits its next chapter. Well-maintained and brimming with potential, the spacious floor plan includes four bedrooms, a bathroom, and an open-plan living, dining, and kitchen area. An abundance of light fills each room, enhancing the home's welcoming atmosphere. Additionally, the double garage, conveniently accessible via Spence Street, adds to the property's appeal. A fantastic opportunity for first-time buyers, investors, or those looking to upsize to add their personal touch with minimal hassle. KEY FEATURES:- Spacious open plan dining & kitchen with an electric wall heater - Large living room with an electric standalone heater & floorboards- Kitchen with updated features including laminate bench-tops, 4-burner gas cooktop & double stainless steel sink - 4 bedrooms with floorboards & bedrooms 1, 2 & 4 with built-in robes - Original bathroom with floor-to-ceiling tiles, a bath-tub & separate toilet - Separate laundry with direct access to the backyard - Expansive verandah & backyard with plenty of potential - Double car garage accessible via Spence Street plus driveway parking Located minutes from Adelaide's most popular beachside suburbs, offering a cosmopolitan lifestyle. It's close to Bunnings Woodville, The Queen Elizabeth Hospital, and Westfield West Lakes Shopping Centre. Westside Findon Shopping Centre and St Clair Village are also nearby, with Albert Park Railway Station within walking distance. Enjoy attractions like Gordon Reserve, Woodville West Reserve, and Grange Golf Club, with Grange Beach a short drive away. Food and drink options abound along Findon Road and Tapley's Hill Road, with Commune One café, Hendon Hotel and The Boys Pizza Bar within walking distance. The property is zoned to Woodville Primary and Seaton High School, with other schools like Our Lady Queen of Peace and Nazareth College close by. This property epitomises easy-care living, perfectly suited for the modern lifestyle. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6> Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.***Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection***The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."