

4 Aver Avenue, Daw Park, SA, 5041

NOAKES
NICKOLAS

House For Sale

Sunday, 6 October 2024

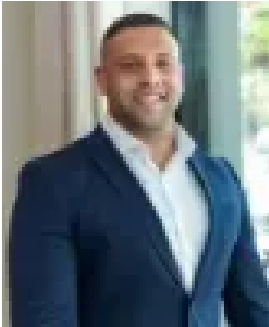
4 Aver Avenue, Daw Park, SA, 5041

Bedrooms: 4

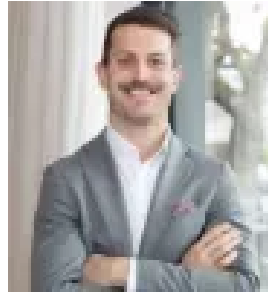
Bathrooms: 2

Parkings: 4

Type: House



Jorden Tresidder
0881663989



Sam George
0400260066

A big block with Bungalow charm & Goodwood Road perks.

Auction 19/10 at 10am - Unless sold prior.

Securely set behind perimeter fencing and placing you just footsteps from the eclectic cafés, restaurants, transport and shopping of both Goodwood and King William Roads - you couldn't be better placed to settle in for a lifestyle of charismatic charm, radiating from front to back of this bountiful Bungalow.

Combining c1925 dignified grace with essential modern convenience, the footprint sprawls over family-worthy dimensions to offer four bedrooms and dual living zones lovingly accented by period hallmarks.

Extended to contend with the space needed to raise a brood, the kitchen acts as the epicentre of the refined residence - equipped with quality gas cooking, dishwasher, shaker cabinetry and ample dine-in space to feed the family and entertain a crowd.

From the enclosable pergola, undercover BBQ area and versatile fifth bedroom/home office, the big backyard brings plenty more to the table allowing you to spread out or come together as one the best is certainly yet to come on Aver Avenue

Features:

- Double carport behind electric gates
- Secure garaging with workbench
- Versatile, air-conditioned 5th bedroom/home office
- Modern, fully tiled ensuite & main bathroom
- Built-in robes to three bedrooms
- S/S air conditioning, gas heater & ceiling fans
- Solar panels

Lifestyle:

- Bus stop on your doorstep
- Prized zoning to Unley High, footsteps from Edwardstown Primary
- Proximity to Bond & Lane, Winston Avenue, Mitcham Square & train station
- Just 10-minutes from the CBD

Rates:

- Council \$2989PA
- SA Water \$280PQ
- ES Levy \$152PA
- City of Mitcham
- Torrens Title
- Year Built 1926

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