

**40 Cooina Avenue, Redwood Park, SA 5097**

**House For Sale**

Wednesday, 10 July 2024



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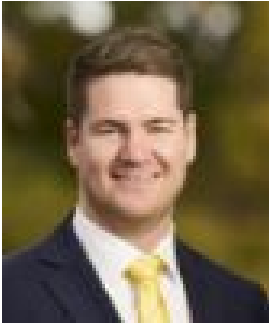
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 362 m2**

**Type: House**



Tim Knowling  
0451667360



Andrew Welch  
0870821411

**\$680,000 - \$748,000**

Calling all first home buyers, investors and downsizers, this home is perfect for those looking for a low maintenance lifestyle with all the expected comforts in a rapidly changing and ever popular location. The light-filled living and kitchen area overlooks the manicured garden and outdoor entertaining area, the ideal spot for summer BBQ's or reading the morning paper over brunch. Three good-sized bedrooms provide comfortable accommodation for the whole family. The master bedroom offers a walk-in robe and ensuite. Two separate living areas offer just the right amount of separation. What we love about the home:

- Ducted cooling and gas heating
- Main bedroom with ensuite, walk-in robe and plantation shutters
- Modern stone kitchen with dishwasher, pantry and ample storage
- Spacious open plan living/dining
- Multiple living areas
- Alfresco entertaining deck and level rear lawn
- Separate sitting room with fireplace and adjacent courtyard
- Soaring 2.7 metre (approx) ceilings
- Low maintenance gardens
- Secure garage with internal access
- Security system and security cameras

CT: 6040/647 Council: Tea Tree Gully RLA 312012