

**46 Rondo Avenue, Findon, SA 5023**

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**House For Sale**

Tuesday, 2 July 2024

46 Rondo Avenue, Findon, SA 5023

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 383 m2**

**Type: House**



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## Contact Agent

Basking in sleek and sumptuous contemporary style, this ravishing residence presents a first or family home that sets your heart a-flutter, with flawless form and function at every turn. Gleaming floor tiles add shiny-bright appeal to a smooth-as-honey muted colour palette throughout a spacious three bedroom floorplan. A warm and welcoming ambience says come on in and stay awhile, because whatever you need, this gorgeous home will provide. For the logical buyer this is the property that ticks every box, featuring a double garage and garden shed, an entertainer's pergola and open plan living, wardrobes in every bedroom, two bathrooms, a top-shelf kitchen and a separate lounge! Carpet, wardrobes and ceiling fans complement the restful vibe in all three lovely bedrooms, and having two living areas means you can gather the clan and hang out in style, or enjoy quiet moments to rest and recharge in the intimate lounge room setting. The perfectly manicured 383sqm allotment is an easy-care blend of lawn, garden and paved outdoor entertaining – an outdoor space that is ready for all-weather fun. Meanwhile, a desirable location fulfills your lifestyle dreams of being not far from the beach, handy to schools and shops, and an easy commute to the CBD. Highlights include:

- Modern c.2015 design on a north-facing 383sqm allotment
- Double garage with auto roller door and internal home entry
- Bay window, carpet, ceiling fan, walk-in robe and ensuite in the master bedroom
- 2nd and 3rd bedrooms with carpets, ceiling fans and built-in robes
- Ducted reverse cycle air conditioning and ceiling fans throughout
- Expansive open plan family living
- Fabulous kitchen storage, filter tap, pantry, electric cooktop, dishwasher
- Gas hot water service
- Separate lounge area
- Bath, shower and separate w/c
- Laundry with storage
- 6.3 kW solar panels
- Paved undercover outdoor entertaining
- Tidy gardens and small lawn area
- Garden shed
- Just 4kms approx. to Grange beach
- Close to Seaton Park and Kidman Park primary schools
- Zoned Findon High School and close to Nazareth Catholic Community
- Short walk to Findon Shopping Centre

Council rates / approx \$380.00 p.a  
SA water / approx \$217.60 p.q  
ES levy / approx \$161.85 p.a

LET'S TALK RLA 267639

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