

**47 Fife Street, Woodville South, SA 5011**

**HARRIS**

**House For Sale**

Sunday, 23 June 2024

47 Fife Street, Woodville South, SA 5011

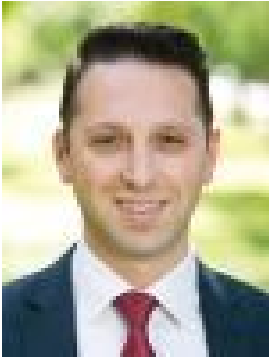
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 812 m2**

**Type: House**



Paul Alvino

0434857611

## Contact Agent

Built in 1958, this long standing family home, treasured and cherished by one family for more than 50 years stands proudly on a wonderful corner allotment of approximately 812sqm, within arm's reach to all of Woodville Souths key locale's and the best the West has to offer! Seamlessly blending the nostalgia of yesteryear with 21st-century conveniences, this contemporary style home offers untapped potential for buyers to create their perfect home in this most sought-after location. Featuring a flowing floor plan comprising of 3 large bedrooms, with spacious central kitchen and dining, plus super-sized family room leading to a huge undercover entertaining area and a wealth of open space, sure to ignite those creative juices for the next grand phase of this wonderful position... Halfway between the city and the sea by car, train or bus - Woodville South puts everything at your fingertips. This property is within walking distance to the QEH, Woolworths Findon and a number of local cafes, restaurants and local amenities. A number of great local schools just moments away including Nazareth Catholic College at the end of Esk Street. Royal Adelaide Golf Club just 2kms away and short 11km commute to the Adelaide CBD, The perfect blend of charming practicality and potential for the future - all you need to do is move in, enjoy, and start planning. Features we love:- Sprawling corner allotment of approximately 812sqm- 3 generous bedrooms- Central terrazzo style bathroom with separate shower and bathtub- Large eat-in kitchen accompanying spacious dining room- Super-sized family room to the rear.- Separate laundry- Additional bathroom outside with shower and toilet- Character features throughout - decorative cornices, ceilings roses and decorative fireplace to the master bedroom- Full-width rear verandah that has been extended to the open carport - perfect for all weather entertaining all year round- Lock-up secure garage, with dual access for plenty of off-street parking options- Extra-large, full length cellar with built-in racking- Expansive front and rear yards including many established fruit trees, large rainwater tank, old style pizza oven and chicken coup- Ducted air-conditioning to all main rooms- Alarm system- Solar system- Currently tenanted at \$540pw until August 2024, moving to a periodic lease following Specifications: CT / 5663/479 Council / Charles Sturt Zoning / GN Built / 1958 Land / 812m2 (approx) Council Rates / \$1602.20pa Emergency Services Levy / \$167.90pa SA Water / \$193.93pa Estimated rental assessment / \$530 - \$560 per week / Written rental assessment can be provided upon request Nearby Schools / Seaton Park P.S, Kilkenny P.S, Flinders Park P.S, Findon H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 22640