

49A Conmurra Avenue, Edwardstown, SA, 5039



House For Sale

Thursday, 24 October 2024

49A Conmurra Avenue, Edwardstown, SA, 5039

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



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One of a Kind & Feature Packed!

RLA 252 299

Beautifully presented and waiting for its new owners, 49A Conmurra Ave is a bespoke home that's a cut above the rest. Fully detached and Torrens Titled with an inclusions list that's hard to fault.

The gabled facade and feature front window continue through to the formal lounge. A creative design hat presents wonderful street appeal and a spacious light filled living space.

Not only beautiful, this energy efficient home includes insulated internal walls, led lights and solar panels. When it gets too hot or cold, ducted reverse cycle air conditioning will keep the entire home climate controlled.

An automatic garage door provides convenient and secure access when you get home and a second roller door on the back of the garage allows access to the courtyard behind.

All three bedrooms are a good size and feature built-in robes and the master features a sparkling ensuite.

Working from home has become more common than ever and the home office or study makes that convenient.

Ideally orientated with the rear of the block facing north the kitchen and open plan living space is drenched in glorious natural sunlight. Opening onto the outdoor entertaining space and landscaped yard, the space is modern, beautiful and flooded with natural light. Finished with stone benchtops, island bench, dishwasher, 900mm gas cooktop and oven, the kitchen is a very well appointed and functional workspace.

Edwardstown is in the middle of significant changes with new homes being built around every corner. Easy access to shopping, schools and public transport make it an easy suburb to live. With the train line only a short walk away, the CBD is an easy commute.

Very well maintained and presented for genuine sale, this unique home is going to excite a wide range of potential lucky new owners that include downsizers, couples, families and investors. Please do not miss your opportunity to inspect this brilliant home.

Council Rates: \$1,470

SA Water: \$793.36

ESL: \$340