

50 Third Avenue, Woodville Gardens, SA 5012

House For Sale

Wednesday, 26 June 2024



50 Third Avenue, Woodville Gardens, SA 5012

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 850 m2

Type: House



Matt Plumridge
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Auction On-Site Sunday 14th July 2:15PM

An ultra-tidy mid-century home on an 850sqm block (approx.) with wide 19.8m street frontage presents exciting options to savvy buyers. Nicely presented, spacious and budget-friendly, she's a spick-and-span humble home featuring paired-back simplicity throughout three generous bedrooms and an airy living room open to the connected kitchen and dining area. A contemporary colour palette combines with natural timber floorboards and downlights to introduce a quiet energy that is fresh and uplifting. If renovating and extending, developing or investing are on your radar, this c.1956 residence is a strong contender - subject to necessary approvals. You'll love the big main bedroom and good-sized second and third bedrooms, along with the neutral bathroom and separate w/c. The immaculate kitchen has all the ingredients for success, fabulously functional now but also receptive to a stylish update. Lots to love:

- Wide street frontage with a formal entry hallway
- Decorative ceilings and cornices
- Authentic timber floorboards
- Double-length roller-door carport
- Single garage and separate shed/workshop
- Three spacious bedrooms
- Large lounge with a quaint gas fireplace
- Ducted air-conditioning
- Ample kitchen bench and cupboard space
- Breakfast bar connection to the dining area
- Tidy bathroom: bath, shower, separate w/c
- Large laundry
- Roller shutters
- Easy walk to the Armada Arndale Shopping Centre
- Short commute to the city and the beach
- Close to Challa Gardens Primary School and Woodville Gardens School
- Zoned Woodville High School

Offering the perfect balance of spacious comfort and improvement potential, she's a humble home offering great rewards!

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood Land | 850sqm (Approx.) House | 197sqm (Approx.) Built | 1956 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa