

54 Phoenix Avenue, Riverlea Park, SA 5120

AD

House For Sale

Thursday, 4 July 2024

54 Phoenix Avenue, Riverlea Park, SA 5120

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Varinder Saini



Raj Arora

0430003736

830,000 - 860,000

Welcome to 54 Phoenix Avenue, Riverlea Park SA 5120 – a beautifully designed family home offering comfort, convenience, and a fantastic investment opportunity. This property features a spacious layout with four generous bedrooms, including a master with an ensuite, and two well-appointed bathrooms. The open-plan living and dining areas are perfect for entertaining, while the modern kitchen is equipped with high-quality appliances and ample storage space. Enjoy the versatility of a separate lounge, ideal for family gatherings or a quiet retreat. Situated on a substantial 450 sqm block, the home provides plenty of outdoor space for children to play and for gardening enthusiasts. The double garage offers secure parking and additional storage. Currently tenanted at \$700 per week, this property presents a great investment with steady rental income. Located approximately 35 km from Adelaide CBD, it offers a peaceful suburban lifestyle with easy access to the city. The floor plan offers: Meals Area: 4.8m x 4.0m Garage: 5.9m x 5.4m Alfresco: 5.4m x 4.1m Family Room: 4.0m x 6.2m Lounge: 3.4m x 4.2m Master Bedroom: 3.8m x 3.9m Bedroom 2: 3.8m x 3.0m Bedroom 3: 3.8m x 3.0m Bedroom 4: 3.5m x 4.1m Kitchen: 4.8m x 2.5m Features: Modern Kitchen: Equipped with high-quality appliances. Master Bedroom: With ensuite. Separate Lounge: Ideal for family gatherings. Double Garage: Secure parking and storage. Large Block: 450 sqm providing ample outdoor space. Convenient Location: Approximately 35 km from Adelaide CBD. Investment Opportunity: Currently tenanted at \$700 per week. Property Details: Bedrooms: 4 Bathrooms: 2 Garage: Double Land Size: 450 sqm (approx.) Construction Size: 221 sqm (approx.) Current Rental Income: \$700 per week Proximity to Adelaide CBD: Approx. 35 km Council | Playford Zone | MPN - Master Planned Neighbourhood Council Rates | \$1415.90 PQ Water | \$153.70 PQESL | \$103.40 PQ For more information or to arrange a viewing, please contact: Raj Arora - 0430 003 736 Varinder Saini - 0425 633 576 While we provide information to the best of our knowledge, interested parties are encouraged to conduct their own inquiries and seek independent legal advice to ensure a comprehensive understanding of the property and its features. AD Realestate RLA 322 772