

69 Wandana Avenue, Gilles Plains, SA 5086



House For Sale

Friday, 5 April 2024

69 Wandana Avenue, Gilles Plains, SA 5086

Bedrooms: 3

Bathrooms: 2

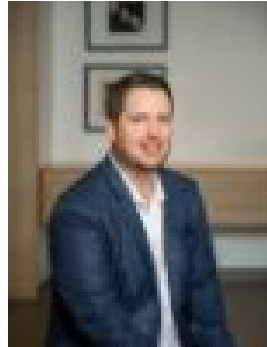
Parkings: 2

Area: 538 m2

Type: House



Dave Stockbridge
0413089910



Steve Spurling
0421571682

\$739,000-\$769,000

Conveniently located within moments of all that the modern family could ever need or want is this lovely mid century contemporary residence set on a generous corner allotment that is ready and waiting for you. Move in and relax from day one as all the hard work is done with original elements melding with on trend elements to create contemporary style to make you smile in a lovely light filled space that is good for the soul. Disposed as 3 bedrooms with potential to do more with a utility space that was previously a home wellness space boasting sauna, shower and toilet but is flexible enough to adjust to your ever changing needs. Simply a short stroll from the front door St. Paul's and Pinnacle Colleges means parents can avoid the drudgery of the school run whilst also giving their kids the best start in life. Convenience shopping is merely moments away and a short drive will bring you to TTP and an array of retail experiences await that are even closer such is the central nature of this locality. Generous proportions are a feature of this era of home and with a traditional sized yard, kids have room to play and explore in the privacy and security of the front and back yards. Solar panels help you keep a lid on the ever increasing cost of energy and until 30/6/28 will generate an excellent 44 cent feed in tariff so meaning you save more whilst also helping the environment and reducing your dependence on the grid. Well established and lovingly attended the gardens are easy maintenance making them perfect for today's busy families. A home you will be proud to call your own in a location you are sure to love this property provides an ideal balance for those seeking a comfortable and convenient lifestyle. ****DISCLAIMER**** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase. ****PRICING**** For the most part of the last 26 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and should you have any further questions about my rationale in marketing properties successful in this manner for over 1600 sales please feel free to call me directly anytime. CT: 6033/729 Land Size: 538m² House Size: 103m² Year Built: 1966 Zone: General Neighbourhood Council: Port Adelaide Enfield RLA 232366