

71 McDonnell Avenue, West Hindmarsh, SA 5007



House For Sale

Tuesday, 25 June 2024

71 McDonnell Avenue, West Hindmarsh, SA 5007

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 366 m2

Type: House



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Contact Agent

Auction On-Site - Details To Be Advised Welcome to 71 McDonnell Ave, West Hindmarsh, where charm meets modern living in one of Adelaide's most serene inner CBD suburbs. This delightful residence offers a perfect blend of timeless elegance and contemporary convenience, making it an ideal home for families and discerning buyers alike. As you step through the inviting porch, you'll immediately notice the beautiful wooden floors that flow seamlessly throughout the home, creating a warm and welcoming ambience. The spacious open-plan kitchen, dining, and lounge area is the heart of this home, designed for both entertaining and everyday living. The kitchen boasts sleek countertops and ample cabinetry, perfect for the home chef, while the dining and lounge areas provide a comfortable space for family gatherings. For those who enjoy cooking, a second kitchen offers additional flexibility and convenience, making meal prep a breeze. The property also features two living rooms, offering plenty of space for relaxation and entertainment. This home accommodates three generously sized bedrooms, each with its unique charm. Bedrooms one and two feature cozy fireplaces, perfect for those chilly winter nights, while bedroom two also includes a ceiling fan for added comfort. The third bedroom offers an adjacent bathroom, providing a private retreat for guests or family members. All bedrooms are equipped with air conditioning, ensuring year-round comfort. The two bathrooms, with their easy-to-clean tiled floors, add to the home's functionality and convenience. Outside, the property continues to impress with a well-maintained shed for all your storage needs and a carport to protect your vehicle from the elements. Whether you're enjoying a morning coffee on the porch or hosting a barbecue in the backyard, this home offers plenty of outdoor space to enjoy.

Key features:

- Inviting porch at the front
- Three ample bedrooms with cosy fireplaces in bedrooms one and two
- Private and comfortable bathroom adjacent to bedroom three
- Two living rooms for ample space
- Expansive open-plan kitchen, dining, and lounge area
- Additional second kitchen for extra convenience
- Air conditioning in all bedrooms
- High ceilings
- Beautiful wooden floors throughout, tiled floors in wet areas and kitchens
- Practical shed and spacious carport
- Two large rainwater tanks
- Privacy with rear yard facing the Linear Park trail
- Located in a quiet no through street
- Nearby to convenient pedestrian bridge access to Brickworks Marketplace
- Walking distance to Thebarton Oval

Located in the heart of West Hindmarsh, this home is surrounded by an array of amenities that cater to all your needs. Families will appreciate the proximity to excellent educational institutions such as St Joseph's School, Thebarton Senior College, and Kids World Child Care Centre - Welland. The area is also close to Allenby Gardens Primary School, ensuring top-quality education options for all ages. West Hindmarsh is renowned for its quiet, clean streets and friendly community. The suburb's excellent public transport links, including regular buses and a free tram ride to the CBD, make commuting a breeze. For sports and entertainment enthusiasts, the Adelaide Soccer Stadium and Adelaide Entertainment Centre are within walking distance, while the nearby Brickworks Market offers a variety of shopping and dining options. Outdoor lovers will enjoy the scenic Linear Park along the Torrens River, perfect for walking or cycling, and the convenience of being just 8km from the beach via Linear Park. Discover the perfect blend of comfort, convenience, and community at 71 McDonnell Ave, West Hindmarsh. This is more than just a house; it's a place to call home. Don't miss the opportunity to make it yours!

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 | CHARLES STURT Zone | GN - General Neighbourhood \\ Land | 366sqm (Approx.) House | 182sqm (Approx.) Built | 1916 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa.