

**1/13 Egmont Avenue, Warradale, SA, 5046**



**Other For Sale**

Friday, 16 August 2024

1/13 Egmont Avenue, Warradale, SA, 5046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



Adam Keane  
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Christopher Jenman  
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## **Stylish Warradale Unit with Modern Upgrades and Prime Location!**

Located at the front of a well-maintained group, 1/13 Egmont Avenue in Warradale presents a charming and inviting residence. As you approach, the neat exterior and private garden create a welcoming first impression. The property has been thoughtfully updated, ensuring modern comfort and style. The new electrical system, including a brand-new switchboard, downlights, and power points, brings the home up to contemporary standards, while the fresh paintwork and new window coverings enhance the overall aesthetic. The recently installed gas hot water system, replacing the previous electric system, adds efficiency to the home.

Step inside to find new flooring throughout the living, dining, kitchen, and hallway areas, providing a cohesive and modern feel. The living area is spacious and inviting, perfect for relaxing or entertaining guests. The adjacent dining area flows seamlessly, making it ideal for family meals or dinner parties.

The kitchen boasts functionality and style, equipped with modern appliances and ample storage space. Its layout ensures that cooking and meal preparation are a breeze, catering to both everyday needs and special occasions.

This home features two well-appointed bedrooms, each offering comfort and tranquility. The shared bathroom includes a separate toilet, enhancing convenience for residents and guests alike. Additionally, a separate laundry room adds to the practicality of the property.

One of the standout features of this residence is the atrium/entertaining area, a perfect spot for enjoying the outdoors in privacy. The decent-sized private garden, with no access from other properties, provides a serene and secure space for relaxation or gardening. Side access through a gate adds convenience, and being the end unit, this home enjoys extra privacy and space, making it the largest in the group.

Parking is well-catered for with a single garage and additional driveway space, ensuring ample room for vehicles.

Located in the highly sought-after Brighton High School zone, this property offers an exceptional lifestyle. It is within walking distance to Westfield Marion, the SA Aquatic and Leisure Centre, and the train station, providing easy access to a range of amenities. The beautiful beaches of Somerton, Brighton, and Glenelg are just a short drive away, perfect for weekend outings. The property is also conveniently close to medical facilities and only a 15-minute drive to the city, making it an ideal choice for families, professionals, and retirees alike.

This home truly combines modern updates with a prime location, offering the best of both comfort and convenience.

### **What we Love:**

- Located at the front of a well-maintained group
- Neat exterior and private garden
- Thoughtfully updated for modern comfort
- New electrical system with brand-new switchboard, downlights, and power points
- Fresh paintwork and new window coverings
- Recently installed gas hot water system, replacing the previous electric system
- New flooring throughout the living, dining, kitchen, and hallway areas
- Spacious and inviting living area, perfect for relaxing or entertaining guests
- Functional and stylish kitchen with modern appliances and ample storage space
- Two well-appointed bedrooms offering comfort and tranquility
- Shared bathroom with separate toilet for enhanced convenience
- Separate laundry room adding to the practicality of the property
- Atrium/entertaining area, perfect for enjoying the outdoors in privacy

- Decent-sized private garden with no access from other properties
- Side access through a gate, providing extra convenience
- End unit offering extra privacy and space, the largest in the group
- Single garage and additional driveway space for ample parking
- Located in the highly sought-after Brighton High School zone
- Walking distance to Westfield Marion, SA Aquatic and Leisure Centre, and the train station
- Short drive to the beaches of Somerton, Brighton, and Glenelg
- Close to medical facilities and only a 15-minute drive to the city
- Ideal choice for families, professionals, and retirees alike
- Modern updates combined with a prime location for comfort and convenience
- Pets are subject to Strata Approval. Approvals have been granted in the past.

Auction: Saturday, 31st August 2024 at 10.00am

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research.

The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.