

10A Guilford Ave, Prospect, SA, 5082

Boffo

House For Sale

Wednesday, 13 November 2024

10A Guilford Ave, Prospect, SA, 5082

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Heather Dunn

On The Cusp of Convenience, this a Lifestyle Hard to Beat!

Perfectly tucked away off Guilford Avenue in one of Adelaide's most popular inner-city locations, this easy-care, three-bedroom home is ideal for a wide range of astute buyers. Investors, first-time homeowners, young families, or those simply seeking relaxed living in a thriving area will appreciate this remarkable offering.

Step inside to discover a fresh, modern interior with on-trend finishes and a layout designed for low-maintenance living. The open-plan, light-filled living and dining area flows seamlessly into a gleaming kitchen with ample storage and contemporary finishes, perfect for the avid foodie. From here, enjoy easy access to the outdoor alfresco area, ideal for entertaining.

This move-in-ready home exudes warmth and charm and is ideally located amidst the vibrant heart of Prospect. With popular restaurants, cafes, cinemas, and shops at your fingertips, as well as nearby bus stops, a supermarket, and a range of schools and kindergartens, convenience is key. Rail and road options make commuting to Adelaide CBD a breeze, placing the best of the city within easy reach.

Opportunities like this are rare don't miss your chance to make this exceptional home your own! Plus, the neighbouring property at 10 Guilford, a charming residence, is also on the market. Embrace the unique opportunity to explore both remarkable offerings!

Features that make this home special:

- Master suite with walk-in robe and sleek ensuite
- Bedrooms 2 and 3, both with built-in robes
- Open-plan living and meals area with sliding glass doors to the alfresco
- Modern kitchen featuring stainless steel appliances, gas cooktop, dishwasher, abundant cupboard space, and sweeping benchtops
- Main bathroom with powder room, separate toilet, bathtub, and shower
- Ducted air conditioning throughout
- Undercover entertaining area overlooking a low-maintenance backyard with plants
- Rainwater tank
- Double garage with automatic panel door and internal access
- Community Title

Reap the rewards of this great location with a short stroll to Prospect Road and a quick trip to the popular Churchill Centre, as well as being ideally located in close proximity to public transport options which take you into North Adelaide, Adelaide Oval Precinct, and the city in minutes. Located close to local kindergartens and primary schools, within the sought-after Adelaide High School and new Botanic High School zones, and a few minutes from Blackfriars Priory School. A quick 7km (approximate) commute and you will be in the city in no time, so be sure to add this property to your open inspection lists!

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The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.