

18 Saratoga Drive, Novar Gardens, SA, 5040



House For Sale

Thursday, 14 November 2024

18 Saratoga Drive, Novar Gardens, SA, 5040

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Type: House



Rod Smitheram

Comfortable Family Living in Novar Gardens

Nestled in the tranquil heart of Novar Gardens, this delightful residence combines comfort, functionality, and family appeal. Ideally suited for relaxed family living, the home offers a versatile floor plan that would respond extremely well to renovation and refreshing - breath new life into this classic family home.

A highlight of the home, the well-appointed kitchen boasts generous bench space, quality appliances, gas cooking, and a large window that fills the space with natural light while providing a serene outlook over the front garden. The adjoining meals area offers a welcoming space for casual dining, perfect for everyday family moments. Climate control is covered with ducted air conditioning and a gas heater, ensuring year-round comfort.

With three spacious bedrooms, this home is thoughtfully designed for family functionality. The master suite offers its own separate ensuite and built-in robe. Bedroom 2 is serviced by large, built-in robes, and bedroom 3 enjoys a spacious walk-in-robe - making them ideal for growing families or guests - while a central family bathroom caters to the household with ease.

Living and entertaining are effortless with both formal and casual areas. The formal lounge and dining spaces are drenched in natural light, creating an inviting ambiance for gatherings. A separate living area opens seamlessly to the outdoors via sliding doors, leading to a pitched verandah that serves as the perfect alfresco entertaining zone. Here, low-maintenance landscaping enhances the private backyard - large enough to be enjoyed but not endured.

The property also provides practical extras, including a double garage, single carport, and an additional shed for ample storage. Its prime location adds to its allure, just moments from the iconic Glenelg Beach and bustling Jetty Road, with an array of cafes, boutiques, and entertainment options. Families will love the proximity to quality schooling, including Immanuel College, while shopping hubs like Harbour Town and Westfield Marion are within easy reach. Convenient tram access into Adelaide's CBD makes commuting a breeze, and nearby parks and community amenities ensure a lifestyle filled with convenience and leisure.

What We Love:

- Bright formal lounge and dining areas filled with natural light
- Functional separate living area with easy outdoor access
- Stylish kitchen with ample bench space and modern appliances
- Master bedroom with ensuite and walk-in robe
- Built-in robes in additional bedrooms for ample storage
- Central main bathroom for household convenience
- Ducted air conditioning and gas heating for comfort throughout the year
- Spacious pitched verandah ideal for outdoor gatherings
- Low-maintenance landscaping with an established garden
- Secure double garage, single carport, and additional shed
- Sought-after location near Glenelg Beach, Jetty Road, and direct tram access to the CBD
- Close to renowned schools, Harbour Town, and Westfield Marion
- Easy access to parks, playgrounds, and community facilities for family enjoyment

Auction: Saturday, 7th December 2024 at 4:30 pm (USP)

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.