

**19 Vinall St, Dover Gardens, SA, 5048**



**House For Sale**

Tuesday, 31 December 2024

19 Vinall St, Dover Gardens, SA, 5048

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 286 m2**

**Type: House**



Adam Keane  
0421225630



Chris Daley

## Contemporary Living with Space and Style

This modern, 2016-built home is perfectly situated in the sought-after suburb of Dover Gardens, offering a blend of contemporary design and practical living.

Designed to cater to modern lifestyles, the home features three well-appointed bedrooms upstairs, each equipped with built-in robes for convenient storage. A dedicated study on the lower level and an additional living area upstairs provide flexibility for work and relaxation.

At the heart of the home is a spacious open-plan kitchen, living, and dining area, featuring sleek timber floors and a neutral color palette, providing you with the opportunity to add your own flair. The kitchen is modern and functional, seamlessly connecting to an alfresco deck and low-maintenance yard-ideal for entertaining or unwinding outdoors.

The master bedroom stands out with its private, fully tiled ensuite, offering a touch of luxury. A central main bathroom, also fully tiled, includes a separate bath and shower to suit family needs. Additional highlights include downlights throughout, a single garage with ample driveway space, and a well-thought-out layout designed for comfort and style.

In the popular suburb of Dover Gardens, this location offers a mix of suburban serenity and urban convenience. Close to Brighton Beach and Westfield Marion, it boasts parks, schools, and easy access to public transport, making it ideal for families and professionals alike.

This property combines location, modern features, and practicality, making it an excellent choice for families, professionals, or investors alike.

### What We Love:

- Built in 2016
- Three bedrooms upstairs, all with built-in robes
- Dedicated study on the lower level
- Second living area upstairs
- Modern open-plan kitchen, living, and dining area with timber floors
- Alfresco outdoor area complete with a deck and low-maintenance yard
- Master bedroom with a large, fully tiled ensuite
- Fully tiled main bathroom with separate bath and shower
- Ducted heating and cooling throughout
- Single garage with additional driveway parking space
- Neutral tones and downlights throughout

Auction: Saturday, 11th January 2025 at 1:00pm (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 411 Brighton Road, Brighton, SA 5048 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.