

2 Leron Ave, Enfield, SA, 5085



House For Sale

Wednesday, 18 December 2024

2 Leron Ave, Enfield, SA, 5085

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House

Private, Peaceful & Easy Care

Perfectly sited on a secure, easy care allotment and located within easy reach of all amenities, this low maintenance home will appeal to younger homebuyers starting out or moving up, down scalers looking to retire and investors looking for an 'easy to rent' addition to their property portfolios.

A stylish heritage reproduction frontage offers an attractive street appeal with rendered quoins and red bricks highlighted by established gardens and secure federation fencing, allowing only welcome guests to enter the grounds.

Porcelain tiles, LED down lights and crisp neutral colour scheme welcomes us as we enter, flowing throughout an open plan living and dining room with a bright contemporary freshness. A modern kitchen is adjacent the living areas, offering modern appliances, timber look cabinetry, walk-in pantry, double sink with Pura Tap and a breakfast bar. Enjoy views over the rear yard and dining areas as you prepare daily meals.

Step outside and entertain family and friends on a fabulous timber deck with pergola above. LED downlights, built-in bench seat and a feature wall will create a pleasant vista as you entertain in alfresco opulence. A great easy care rear yard is adjacent, providing a lawned area for the kids to play, established gardens, drying court and a tool shed. A double garage has auto roller doors and drive through to a carport / utility area, great for those with boats and caravans or a tradie looking for that bit extra garage / storage space.

The home offers 3 bedrooms, all of good proportion with both 'day & night' and 'block-out' holland blinds fitted. The master bedroom offers spacious amenities, complete with a sparkling ensuite bathroom and walk-in robe. A split system air conditioner will ensure your personal comfort. Bedrooms 2 & 3 are both fitted with ceiling fans, and both feature built-in robes with mirror panel doors. A modern 3 way bathroom will cater for both guests and residents while a walk through laundry, completes a very tidy offering.

Features at a glance:

- Heritage reproduction frontage with rendered quoins & red bricks
- Open plan living / dining with bay window, split system air conditioner, porcelain tiles, neutral tones and LED downlights
- Kitchen adjacent dining boasting modern appliances, timber look cabinetry, walk-in pantry, double sink with Pura Tap & breakfast bar
- Master bedroom with spacious ensuite bathroom, split system air conditioner and walk-in robe
- Bedrooms 2 & 3 with ceiling fans & built-in robes (mirror panel doors)
- All bedrooms with both 'day & night' and 'block-out' holland blinds
- Clever 3 way bathroom with open vanity
- Fabulous outdoor living deck with verandah over
- LED downlights, built-in bench seat and feature wall to the alfresco areas
- Double garage with automatic roller doors
- Additional single carport space, great for caravan, boat or trailer
- Verdant lawn and garden area
- Drying court
- Tool shed
- 2.7m ceilings

Ideally situated close to all amenities including schools, parks and transport and around the corner from The Enfield Civic Park. OLSH College & St Gabriel's School plus Enfield and Northfield Primary Schools are within easy reach for the young family. Main North Road and Regency Road are easily accessible for public transport and shopping at Northpark Shopping Centre, Enfield Plaza, Sefton & Regency Plaza's is close by. Perfectly located in the southern side of Enfield, amongst other similar and newer homes, close to the amenities of Prospect, Nailsworth and Sefton Park.

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.

RLA 322799

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 | PORT ADELAIDE ENFIELD

Zone | GN - General Neighbourhood

Land | 407sqm(Approx.)

House | 201sqm(Approx.)

Built | 2003

Council Rates | \$1318 pa

Water | \$371 pq

ESL | \$149 pa