

**2 Regent Street, Pennington, SA, 5013**



**House For Sale**

Tuesday, 26 November 2024

2 Regent Street, Pennington, SA, 5013

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Solid Brick Home on Generous Allotment

Original solid brick, three-bedroom home built in 1961 situated on a generous 597m<sup>2</sup> allotment (approx) with 25m frontage (approx.), in need of renovating this property boasts original polished floors and an expansive backyard with room for extension or redevelopment (subject to Council consents).

Welcoming you into the property via the wide tiled entrance hallway leading through to the family lounge room with timber floors, feature brick arch way and ceiling fan adjacent to the dining room enjoy the comforts of gas log fireplace and reverse cycle air-conditioning.

Modern family kitchen with stainless steel appliances, electric cooktop, ample cupboard space and a pop of colour added with the glass splash back leading through to the second living area with tiled floors, built-in display units and ceiling fan.

The home boasts three large bedrooms, two with their own air-conditioning units and the third with a brick fireplace and external access all serviced by the main family bathroom with separate shower, full sized bath, vanity and toilet. Separate exterior laundry with shower.

Expansive undercover tiled entertaining area for family gatherings, double car garage / workshop and smaller garden storage shed complete this home.

Situated in a prime location of Pennington, only minutes from local shopping at St Clair shopping precinct and Westfield West Lakes, historic Port Adelaide offering of pubs, cafes and boutique shopping, and cosmopolitan beachside Semaphore, easy access to public transport, and schools all within easy reach.

Features include:

- Three spacious large bedrooms
- Modern kitchen with stainless steel appliances
- Lounge & dining room with gas log fireplace & Air/con
- Separate second living area
- Main bathroom with separate laundry
- Expansive undercover entertaining area
- Double car garage with ample off street parking
- Generous 597m<sup>2</sup> (approx.) allotment - 25m frontage (approx.)

Specifications:

CT / Volume 5799 Folio 948

Council / Charles Sturt

Zoning / General Neighbourhood

Built / 1961

Internal / 162 m<sup>2</sup> (approx.)

Land Size / 597 m<sup>2</sup> (approx.)

Council Rates / \$ 387.00 pq (approx.)

SA Water (Supply & Sewerage) / \$136.95 pq (approx.)

ESL / \$ 62.80 pa (approx.)