

**27 Donald St, St Marys, SA, 5042**



**House For Sale**

Monday, 28 October 2024

27 Donald St, St Marys, SA, 5042

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Joe Marriott  
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## **Cosy, Low-Maintenance Living, In the Heart of It All!**

Auction - Saturday 16th November 10:00 am

Nestled on a generous 737 sqm (approx) Torrens title allotment, this charming c1958 double-brick build combines classic charm with all the modern conveniences. Moments from local parks, trendy cafes, restaurants, and shopping facilities this location truly does have it all!

As you enter, you are greeted by light-filled living spaces, and beautiful floorboards, creating a warm and inviting ambience. The front living area flows seamlessly into the adjoining dining and kitchen space, the perfect setting for both relaxation and entertaining family and friends!

At the rear, a second cosy living area offers picturesque views of the expansive backyard, making it an ideal spot for hosting and entertaining. The well-appointed kitchen boasts ample storage solutions, generous bench space, and high-quality appliances, including a Bosch induction cooktop, oven, dishwasher, and a double sink for added functionality.

This home features three spacious bedrooms, one complete with a built-in wardrobe, ensuring plenty of space for family and guests. The existing bathroom is designed with floor-to-ceiling tiles and a bathtub, with scope for future renovation (STPC). The laundry space conveniently hosts access to a separate toilet for those busy mornings everyone is rushing to get ready.

Step outside to discover an expansive lawn space adorned with established fruit trees, perfect for outdoor activities and family fun. The undercover pergola is ideal for entertaining, providing a wonderful space to enjoy alfresco dining. Boasting a spacious storage shed, your home will easily remain clutter free at all times.

Location is key, and this home is conveniently situated across from Donald Street Reserve, complete with a playground for children and pets. A short stroll will take you to La Crema Coffee Roasters, and you will be just moments away from the vibrant array of trendy cafes and restaurants along Winston Avenue! With the CBD or the coast only 15 minutes away you are truly central to it all! For the little ones enjoy close proximity to Clovelly and Edwardstown Primary Schools and Unley High School.

Do not miss the opportunity to make this spacious property your new home!

More reasons to love this home:

- Torrens title build on 737 sqm (approx)
- c1958 Double brick build
- Light-filled front living area with adjoining dining and kitchen space
- Rear living area with views to the backyard
- Kitchen with ample storage solutions, bench space and quality appliances; Bosch induction cooktop and oven, Bosch dishwasher and a double sink
- Three spacious bedrooms, one with a spacious built-in wardrobe
- Bathroom with floor-to-ceiling tiles, bathtub and scope for renovation (STPC)
- Expansive lawn space with established fruit trees
- Spacious storage shed for ample storage solutions
- Undercover pergola, excellent for entertaining
- Solar panels with a 5kw inverter
- Ducted A/C + Split System A/C
- Across the road from Donald Street Reserve with a playground for children
- A short walk from La Crema Coffee Roasters for your morning coffee fix

- A mere distance to Winston Avenue for an array of trendy cafes and restaurants
- 15 Minutes from the CBD or the coast
- Nearby Clovelly and Edwardstown Primary Schools and Unley High School

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.