

35 Somerset Avenue, Redwood Park, SA, 5097

ALL ADELAIDE

House For Sale

Wednesday, 20 November 2024

35 Somerset Avenue, Redwood Park, SA, 5097

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Type: House

Comfortable Family Home on Generous Fully Landscaped Allotment

Perfectly positioned on a generous, fully landscaped, fenced and retained allotment of 700m², this refreshing red double brick residence boasts 4 spacious double sized bedrooms, free-flowing living areas, extensive alfresco entertaining and ample vehicle accommodation across a well maintained traditional layout.

Young and older buyers alike, wishing to enjoy the benefits of large allotment living will certainly be enticed by the tiered gardens, sweeping lawns, generous workshop and rainwater tanks, while investors and developers will be keen to explore the potential of the large rectangular block.

Crisp timber grain floating floors, fresh neutral tones and ambient natural light flow effortlessly through a generous living room and adjacent combined kitchen/dining, both offering plenty of space for your daily entertaining.

The kitchen is bright and modern, featuring frosted glass splashbacks, stone look bench tops, stainless steel appliances, double sink with filtered water, crisp white cabinetry and plenty of cupboard space.

All 4 bedrooms are well proportioned, all double bed capable, all with fresh quality carpets. Bedroom 1 offers a built-in robe. A bright main bathroom, separate toilet and walk-through laundry complete a value packed interior.

Step outdoors and enjoy premium alfresco entertaining under a full width rear gabled pergola. Pulldown café blinds will enable year-round usage as you sit back and enjoy the views over the fully landscaped and retained rear yard.

A handy workshop/garage and a drive-through single carport with lock-up roller door offer ample utility space while 2 large rainwater tanks ensure the garden will always be green.

Perfect for first home buyers, younger families, downscalers from the hills, or investors looking for success, this one is well worth an inspection.

Briefly:

- * Upgraded traditional 4 bedroom home on generous 700m² allotment
- * 4 spacious bedrooms and generous living areas
- * Fully landscaped rear yard with established gardens, workshop and rainwater tanks
- * Crisp floating floors, fresh neutral tones and ambient natural light
- * Generous living room with wall heater
- * Combined kitchen/dining with sliding door to alfresco
- * Kitchen boasting frosted glass splashbacks, stone look bench tops, stainless steel appliances, double sink with filtered water, crisp white cabinetry and plenty of cupboard space
- * All 4 bedrooms are double bed capable, all with fresh quality carpets
- * Bedroom 1 with built-in robe
- * Bright main bathroom with separate bath and shower
- * Separate toilet
- * Walk-through laundry with exterior access
- * Full width rear gabled pergola with pulldown café blinds
- * Large manicured rear yard with ample room for kids and pets
- * Drive-through single carport with lock-up roller door
- * Ample off street parking for caravan's, boats and trailers
- * Ducted evaporative cooling and gas wall furnace
- * Great first home, perfect downscale, ideal investment

Tea Tree Gully Golf Club is only a few minutes down the street, along with the Tea Tree Gully Sports Complex, hosting football, cricket, tennis, netball, athletics and gymnastics. Fairview Park Shopping Centre is close by for your daily needs, along with Golden Grove Village and Tea Tree Plaza offering a world class shopping experience for your other consumer

requirements.

Public transport available just a short walk to Hancock Road, with the Tea Tree Plaza Interchange offering express transport to the city via the Obhan Busway.

Nearby primary schools that are unzoned include Ridgehaven, Banksia Park, Redwood Park and St Agnes Primary Schools. The zoned high school is Banksia Park International High School. Quality private schooling can be found in the local area at Gleeson College, Pedare Christian College, Golden Grove Lutheran and Torrens Valley Christian School.

Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness.