

**4 Maxwell Avenue, Edwardstown, SA, 5039**



**House For Sale**

Thursday, 24 October 2024

4 Maxwell Avenue, Edwardstown, SA, 5039

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Full-size Family Flexibility

With a north-facing frontage along the much-revered Maxwell Avenue, this red brick beauty has been updated throughout to offer four-bedroom flexibility with plenty of room to move.

A neat façade with generous fenced front lawn makes a fine impression from first glance, before a wide entry offers the warmest of welcomes inside. Lined with freshly polished timber floors, an open living area reaps the rewards of its northerly aspect, with abundant natural light cascading over a gorgeous brick open fireplace.

An adjacent formal dining space is overlooked by the upgraded functional kitchen with excellent storage, a new oven, dishwasher and invaluable walk-in pantry.

With a total of four bedrooms and two bathrooms at play, there are endless options for family or housemate flexibility here; a huge second living space at the rear with beamed ceiling adjoining the roomy fourth bedroom a wonderful potential teenager's retreat or guest area.

Outside, an endless backyard offers a world of potential to furry friends or little explorers, an exciting blank canvas for green thumb enthusiasts or landscapers. An expansive paved space with pitched roof pergola provides a charming space for outdoor frivolities with drive-through access from a double lock-up carport.

The finer points:

- Full-sized 780sqm (approx.) north-facing allotment
- 1954-built red brick home
- Built-in robes to two bedrooms
- Separate laundry
- Full-height tiling to bathrooms
- Garden shed

With the train 150m away at the end of the street and The Crescent Reserve at the other, you'll love the close proximity to the Avoca and Maid of Auckland Hotels, Castle Plaza, Edwardstown Oval, Forbes Shopping Centre, various local schools and tram and bus transport, perfectly central to CBD and the sea.

Make sure you put this one on your must-see list.

Specifications:

CT / 5130 / 708

Built / 1954

Council / City of Marion

Zoning / Established Neighbourhood

Council / \$1,612.70 PA

SA Water / \$209.22 PQ ( Supply + Sewer )

ESL / \$366.50 PA

Land / 780m2 approx