

40 Doradus Avenue, St Agnes, SA, 5097



House For Sale

Wednesday, 20 November 2024

40 Doradus Avenue, St Agnes, SA, 5097

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Robert Lonie

Updated Home on Generous Allotment with a Wide Frontage!

Welcome to this charming and beautifully updated abode, situated on a generous 697sqm (approximate) manicured block with a wide 19.18m (approximate) frontage. Offering a wonderful lifestyle close to numerous amenities and just a short drive to Hope Valley Reservoir and Anstey Hill Recreation Park where you can explore the walking trails and wildlife.

Step inside to the welcoming lounge that flows effortlessly to the open plan kitchen and dining area, from here step out to the expansive rear yard complete with a verandah ideal for entertaining friends and family. The verandah overlooks the generous lawn area, providing plenty of space for kids and pets to run free and enjoy.

Whether you are seeking a quality first home, a family abode to live in or looking for an investment property, then this gorgeous home is the one for you! Alternatively with the outstanding block dimensions this could well be the perfect site to build a dream home or undertake a development project (both subject to consents).

Features make this home special:

- Three spacious bedrooms; bedrooms one and two complete with built-in robes while bedroom three features a walk-in robe
- Light filled lounge room upon entry
- Modern kitchen with abundance of cupboard and bench space, gas cooktop, dishwasher and breakfast bar; complete with large window overlooking the backyard
- Dining area adjacent kitchen
- Updated, modern bathroom with separate bath and shower featuring floor to ceiling tiles
- Separate toilet for convenience
- Linen storage
- Separate laundry with built-in cupboards and rear yard access
- Newly installed carpet, LED downlights and freshly painted throughout
- Ducted reverse cycle air conditioning
- Expansive verandah overlooking the large backyard, perfect to entertain guest while kids and pets run free
- Garden shed and rainwater tank
- Carport with roller door and rear yard access
- Gas hot water system

Located just minutes away from Hope Valley Shopping Centre, a variety of sought-after schools, parks and public transport options including the O'Bahn at Tea Tree Plaza. Additionally, in close proximity to all the shopping and entertainment that Westfield Tea Tree Plaza has to offer!

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The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

RLA 313174