

**47a Dumfries Avenue, Northfield, SA, 5085**



**House For Sale**

Thursday, 21 November 2024

47a Dumfries Avenue, Northfield, SA, 5085

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mohit Gupta  
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James Casserly  
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## Right at home in Northfield

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this low maintenance contemporary proposition in the ever popular suburb of Northfield. Built in 2006 this is the perfect home for the modern family, a first home buyer looking to take the leap, or even the empty nester looking to downsize to a quality home.

Welcome to 47A Dumfries Avenue, Northfield!

Situated only a stones throw away from Northgate Shopping Centre, Oakden Medical centre and local parks and reserves such as Duncan Fraser Reserve, Northgate Reserve and Harry Wierda Reserve to name a few; while also being centrally located and within minutes to further amenities such as Greenacres Shopping Centre, Gilles Plains Shopping Centre and the shopping/services thoroughfare that is North East Road.

This is an opportunity to purchase into an amazing local community.

Features of this amazing home include:

- Excellent street presence and curb appeal.
- Immediate livability upon entry with polished floating timber floors, downlights and ducted reverse cycle air conditioning throughout. A zone controlled light panel is located in the dining area of the home and is a luxurious touch.
- A ceiling height of 2.675m adds an extra sense of space throughout the home.
- A study/home office or lounge room at the front of the home easily accessible upon entry. An excellent option for those who work from home or to relax with a good book.
- Contemporary master bedroom suite complete with plush carpeted flooring, pull down blinds, spacious walk in robe and ensuite with shower, toilet and sizeable vanity.
- Expansive open plan kitchen, meals and lounge area creates the perfect space for dinner parties with family and friends. The kitchen is complete with gas oven and cooktop, filter tap, dishwasher, walk in pantry as well as ample bench and cupboard space.
- The central meals and living space flows effortlessly out to the undercover entertaining area which is a great space for year round entertaining.
- Bedroom 2 complete with plush carpeted flooring, roller blinds, and built in robe.
- Bedroom 3 complete with plush carpeted flooring and roller blinds.
- Immaculate main bathroom with floor to ceiling tiles, separate toilet and powder room with sizeable vanity and linen cupboard included.
- Large laundry room with external access.
- Easy low maintenance yard, child and pet friendly.
- Secure side access down the side of the property.
- Massive automatic double garage with epoxy flooring. Rear roller door access to the backyard and internal access to the dining room.
- Electric gate at the front of the home for secure access.
- Security system.
- NBN Fibre to the Node approved.
- Nearby schooling options include Northfield Primary School, Hillcrest Primary School, St Martins Catholic Primary School and Cedar College. This location also falls into the zoning area for Roma Mitchell Secondary College.

With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must!

Please note that this property is scheduled to be auctioned on 07/12/2024 @ 1:00PM and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034

DISCLAIMER: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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