

**49 Glenavon Street, Woodville South, SA, 5011**



**House For Sale**

Sunday, 3 November 2024

49 Glenavon Street, Woodville South, SA, 5011

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Look To The West For A Quality Family Start With A Transformational Style Reset

Upcoming Inspections // Saturday 2nd November 2:00pm - 2:30pm // Thursday 7th November 5:30pm - 6:00pm

\*Price Guide -The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections\*

Here's a quality step-up for the starry-eyed buyers with hearts set on the golden west, against its coveted, character streets of grand historic Tudors and stone bungalows...

This solid 4-bedroom revision is an exciting young family segway, presenting a secure, immaculate, and contemporary refresh with a chic bathroom remodel to get those new to the market started.

From the leading lounge to relax and recharge, is a separate yet seamlessly connected dining zone, drawing in the sun from the same front garden aspect, in sync with the sparkling kitchen hosting stainless appliances.

Crisp neutral decor, polished timber floors, and ceiling fans complete each of the four bedrooms; three offer built-in robes, yet all measure a similar dash to the bathroom makeover featuring a luxe new bath, vanity mirror storage and matte black fittings.

Outshining the ordinary backyard, the established retreat promises cubby house fun, a vegie garden education, and a paved quadrangle for ball sports while you watch and entertain under the tiled veranda's epic cover.

And setting a clean, new BBQ benchmark is the plumbed outdoor sink ready to be filled as a drinks tub or for prepping the weekend's fishing catch.

With just an 11-minute drive to Grange beach, your axis offers the best of the west, barely a block to Woodville Oval, a dash to Welland Plaza, walkable reach to Nazareth Catholic College, plus the bus routes and retail choice of Findon Road.

To live or invest, look to the coveted west first.

Simple yet thoroughly re-styled:

Renovated & refreshed 1970's family home

Secure roller shutters to the facade

Whitewashed décor & polished timber floors throughout

Valuable plumbed sink to the rear all-seasons tiled verandah

Approx 8m carport with secure roller door

Sunlit leading lounge & adjoining family meals

Ducted R/C A/C & ceiling fans to most rooms

Remodelled rear kitchen with stainless steel gas cooktop, oven & dishwasher

BIRs to 3 of the 4 bedrooms | 4th bedroom or study

Original laundry | Separate 2nd WC

Great garden shedding

Easy minutes to Whitefriars & St. Michael's College

Zoning for Woodville Primary School & Findon High School

A quality family starter in the ever-popular west...

\*We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.\*