

**62 Bonython Avenue, Novar Gardens, SA 5040**

**HARRIS**

**House For Sale**

Wednesday, 8 January 2025

62 Bonython Avenue, Novar Gardens, SA 5040

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Area: 846 m2**

**Type: House**



Guy Barrett  
0405663406



Sam Johns  
0437885776

**\$1,675,000-\$1,750,000**

Best Offers By 12pm Tuesday 21st of January 2025 (unless sold prior) Positioned in a sought-after suburban pocket facing Glenelg Golf Club and just 5-minutes from our famed coastline, this five-bedroom poolside entertainer is perfectly poised for your whole family to experience an unparalleled lifestyle from its sweepingly spacious allotment. Matching its ample outdoor grounds with an impressive amount of interior scale, the single-level footprint stretches from a bay-window master with ensuite to a dedicated four-bedroom wing - capable of accommodating inter-generational living with ease, joined by a versatile rumpus room to form a 3rd living zone or 6th bedroom. Drawing everyone together within the open plan epicentre, the kitchen acts as the anchor between indoors and out, encouraging you to unite for everything from family dinners, milestone celebrations, winter nights huddled around the fireplace and summer days spent splashing around. Taking you from poolside to beachside in a matter of moments, zoned for popular St. Leonards Primary, Plympton International College, and just footsteps from coveted Immanuel and new hotspot Bobby's café - you're left wanting for nothing in Novar Gardens... Even more to love:

- Flexible rumpus/6th bedroom
- Secure carport behind roller door
- Walk-in robe to master, built-in robes to each bedroom
- Walk-in pantry & storeroom
- Solar panels
- Ducted R/C air conditioning
- Built-in sound system
- Outdoor entertaining with enclosable Ziptrak blinds
- Workshop/shed with WC for pool use
- Footsteps from bus stop & multiple reserves
- 5-minutes from Jetty Road & city-to-bay tramline
- Zoned for popular St. Leonards Primary &
- Just 20-minutes from the CBD

Specifications: CT / 5282/276 Council / West Torrens Zoning / SN Built / 2003 Land / 846m<sup>2</sup> (approx.) Frontage / 22.25m Council Rates / \$2381.40pa Emergency Services Levy / \$223.75pa SA Water / \$265.20pq Estimated rental assessment: \$900 - \$950 p/w (Written rental assessment can be provided upon request) Nearby Schools / St Leonards P.S, Plympton International College, Plympton P.S, Forbes P.S, Plympton International College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409