

64 Spruce Avenue, Warradale, SA, 5046

House For Sale

Sunday, 3 November 2024



64 Spruce Avenue, Warradale, SA, 5046

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Jarad Henry

Your Family Oasis Awaits in Prime Location!

Nestled in a highly sought-after location, this charming federation-style home is just a stroll away from Hamilton Park Reserve and conveniently close to transport, local shopping, and prestigious schools like Sacred Heart College and Immanuel College plus you are only a short drive from Westfield Marion and Glenelg.

Step inside to a welcoming entrance hall that leads to a spacious formal lounge with gas heating, perfect for cozy evenings. The adjacent formal dining area flows seamlessly into an updated kitchen, featuring ample cupboard space, a dishwasher, a utility area, pantry, and stunning granite benchtops. Enjoy the sun-drenched North-facing family/meals area-ideal for gatherings.

This lovely home offers three bedrooms, including a main suite with an ensuite bathroom and walk-in robe, complete with picture windows that overlook the front garden. Two additional bedrooms at the rear both come with built-in robes. The main bathroom boasts a bath, and a separate laundry adds convenience.

Outside, the gardens are a true delight-meticulously maintained with an automatic watering system, a rear undercover entertaining area, and a powered tool shed.

Additional features include new flooring throughout (carpets and laminated timber), fresh paint, ducted reverse cycle air conditioning, a gas hot water unit, and a double garage with power and direct home access.

This home combines comfort and style in a fantastic location-don't miss out on this wonderful opportunity!

Property Details:

Council: City of Marion

Council Rates: \$2800.08 pa

SA Water: \$249.65

House Size: 213 sqm

Year Built: 1980

Land Size: 677sqm

For further information please contact Jarad Henry or Debbie Mundy.

Visit glenelgbrighton.ljhooker.com.au to view other LJ Hooker Glenelg | Brighton Listings.

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 182909