



Allenby Gardens, 39 East Avenue

CHARMING BUNGALOW WITH ROOM TO GROW

Auction Location: On-Site

Nestled in the tightly held suburb of Allenby Gardens, this character laden 1926 bungalow captures the essence of a bygone era. Set on an approximate 690m² allotment, this property offers both space and convenience, ideal for a variety of lifestyle needs.

As you enter the home you are greeted with beautifully polished solid timber floors this sets the stage for a home filled with character and warmth. The interior boasts a neutral palette that complements natural lighting through the large windows. With 2/3 generously sized bedrooms and a bathroom featuring a separate toilet, the home caters to privacy and ease.

The heart of this home lies in its spacious living areas, where each room flows seamlessly into the next, featuring carpet for that sense of comfort. The kitchen, practical and well-

2 1 3

For Sale
SOLD prior to Auction

View
ljhooker.com.au/HP1H67

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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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appointed, features ample storage and bench space, perfect for the home chef. Adjacent, the dining area offers a cozy spot for family meals with views of the backyard.

Step outside to discover a well-manicured garden and a substantial pergola, perfect for outdoor entertaining or simply enjoying the serene surroundings. The property also includes a versatile shed that doubles as car storage or a workshop.

Key Features:

- Polished timber floors and quality carpet throughout
- Spacious living and dining areas
- Two/three large bedrooms
- Separate toilet and bathroom
- Reverse cycle ducted air-conditioning
- Alarm system
- Large pergola and landscaped garden
- Shed with parking capacity
- Off-street parking for three vehicles

Location Highlights:

- Just 5km from the CBD, with easy access to the city via public transport or car
- A short drive to the pristine beaches of Grange, Henley, and West Beach
- Close proximity to Welland Plaza Shopping Centre and Adelaide Entertainment Centre
- School zoning for Allenby Gardens Primary School and Underdale High School
- Montessori Early Learning and multiple childcare options within 200 metres
- St Michael's Primary School directly across the road
- Nearby vibrant cafes, boutique shopping, and bustling community hubs

Located in a highly sought-after neighborhood, 39 East Avenue is not just a house; it's a warm and inviting home that blends tranquility with the ultimate in convenience. This charming bungalow offers a unique opportunity to renovate & extend to your personal requirements. Enjoy a lifestyle close to all amenities while retaining a peaceful residential vibe. Make it yours today!

For more information please contact Gerard Pacillo on 0431 596 145.

To register your interest or to make an offer, click the link below:

<https://prop.ps/ymdAVW9JqCzR>

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 the office of the agent 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.

Disclaimer:

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



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the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

RLA 215339

More About this Property

Property ID	HP1H67
Property Type	House
Land Area	690 m²
Including	Air Conditioning Alarm Fire Place Floorboards

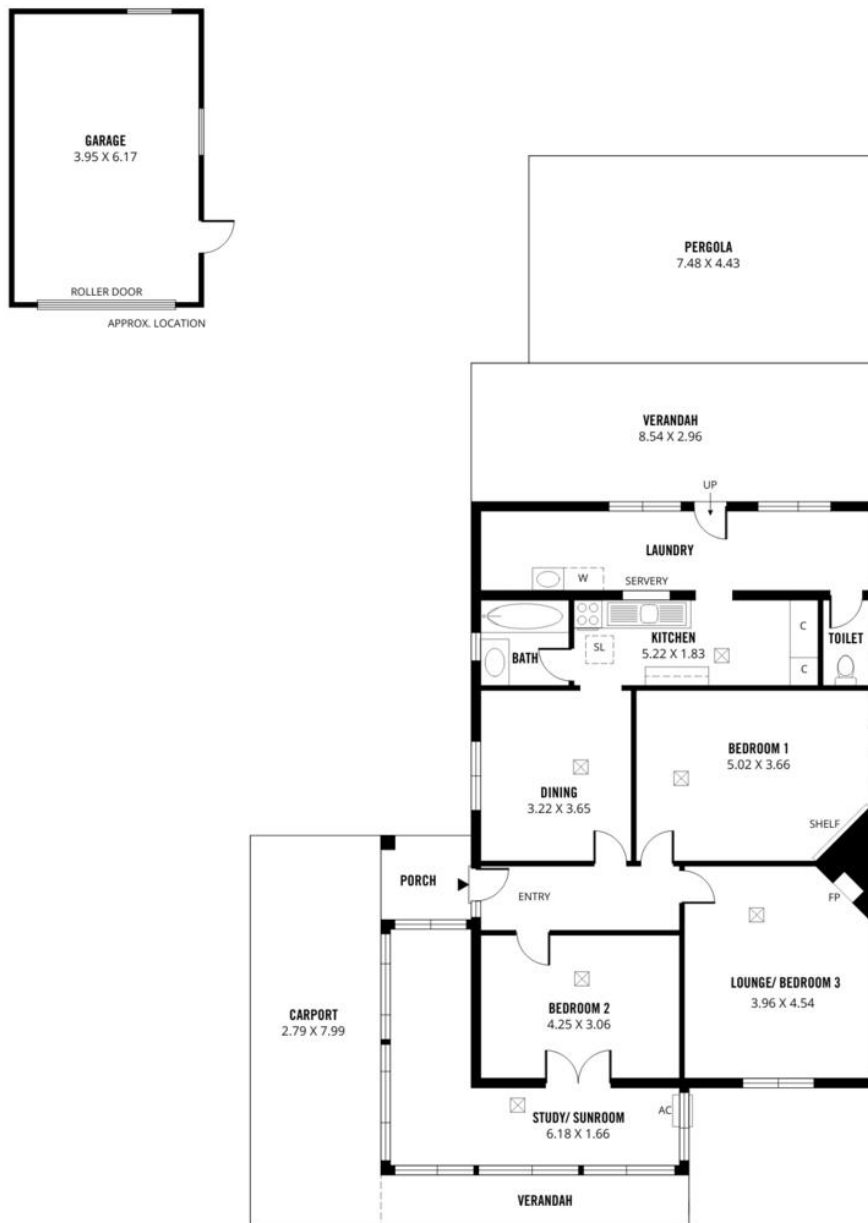
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246m ²	128m ²	3m ²	26m ²	33m ²	56m ²
TOTAL	Living	Porch	Garage	Pergola	Carport/ Verandah



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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