

113 Ayers Avenue, Melrose Park

Prime Corner Block with Endless Potential!

Experience the charm of this solid double brick home, perfectly positioned on a prized corner block with convenient side street access to the garage and backyard. This property offers comfort, practicality, redevelopment potential (STPC) in a highly sought-after location.

Step inside to a light-filled lounge room at the front of the home, where large windows create a warm and welcoming atmosphere. The home offers three generous bedrooms, two featuring built-in wardrobes, ensuring plenty of space for the whole family.

The central bathroom has been tastefully updated, while the kitchen, located towards the rear, boasts ample bench and cupboard space, plus a gas cooktop-ideal for those who love to cook. An adjoining dining area makes family meals and entertaining a breeze.

At the back of the home, you'll find a well-equipped laundry with abundant storage and a second toilet for extra convenience. The bright sunroom opens to a spacious verandah, perfect for entertaining guests or enjoying a quiet morning coffee.

The large lawn area offers a safe and open space for children and

3 1 1

FOR SALE
\$1,225,000

AGENTS

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AGENCY

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pets to play, while the garage/shed provides secure parking or additional storage.

Located in a highly sought-after area, this home offers easy access to South Road for a quick trip to the CBD, Castle Plaza for your weekly shopping, or Bunnings for all your home projects. Just down the road, Winston Avenue features a variety of cafes, while nearby Goodwood Road is perfect for exploring restaurants and boutique shops.

Families will enjoy a great choice of nearby schools, including Edwardstown Primary and Colonel Light Gardens Primary, as well as secondary options such as Unley High School, Hamilton Secondary College, and Springbank Secondary College.

Key Features

- Valuable corner block with side street access
- Bright, airy lounge room with large windows
- Three good-sized bedrooms, two with built-ins
- Updated central bathroom
- Spacious kitchen with adjoining dining area
- Laundry with storage and second toilet
- Sunroom and large entertaining verandah
- Expansive backyard and garage/shed
- Polished floorboards and easy care tiled flooring throughout

Specifications

Title: Torrens Title

Year built: c1960

Land size: 698sqm (approx)

Council: City of Mitcham

Council rates: \$1,963.50pa (approx)

ESL: \$113.00pa (approx)

SA Water & Sewer supply: \$212.10pq (approx)

(STPC) Subject To Planning Consents

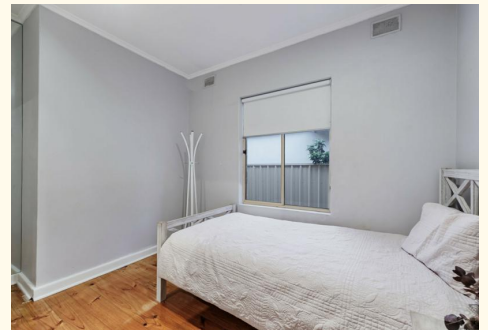
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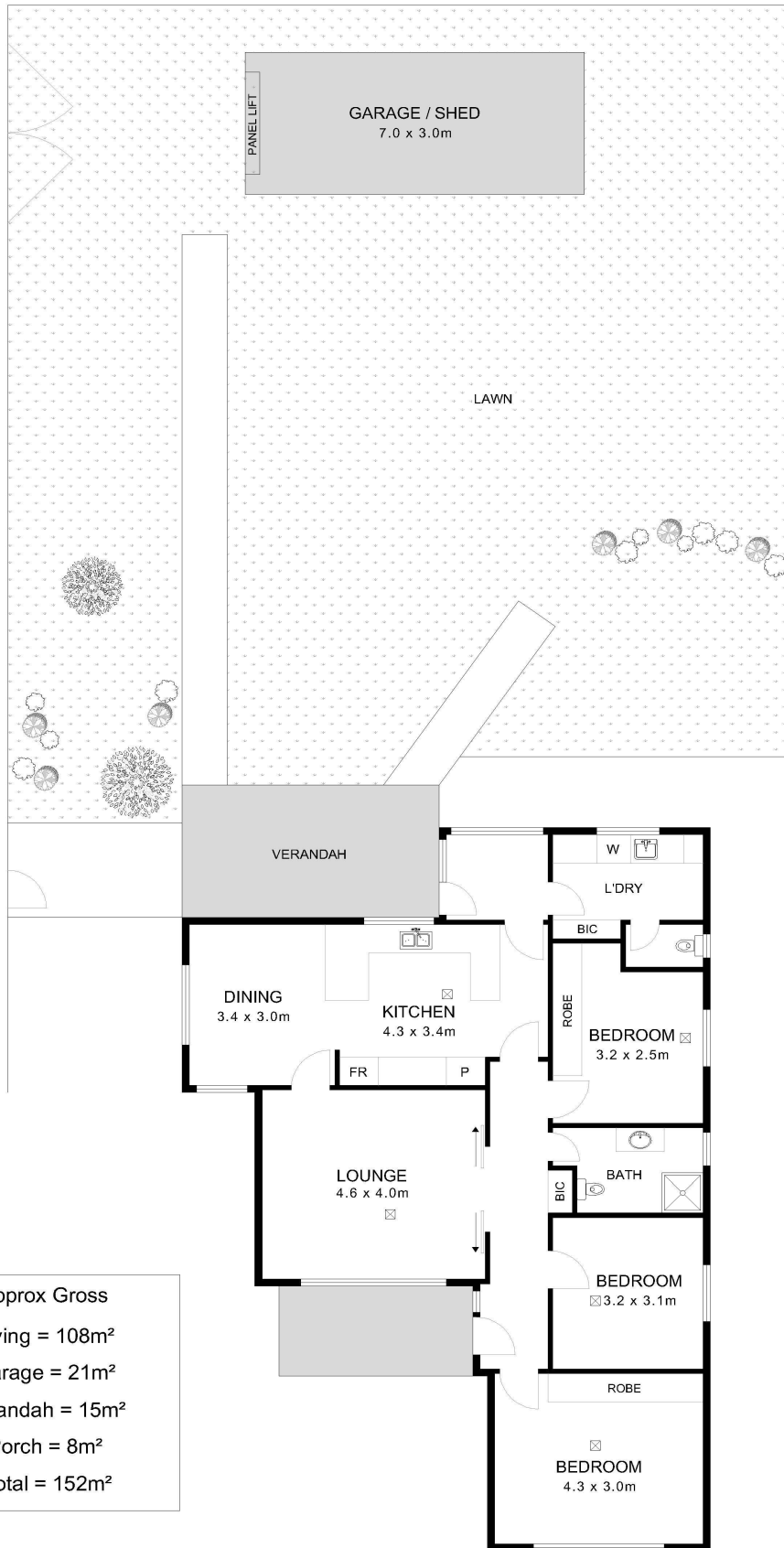
MORE DETAILS

Property ID Y18HDM
Property Type House
Land Area 698 m2
Including Close to Schools
Close to Shops
Close to Transport

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Approx Gross
 Living = 108m²
 Garage = 21m²
 Verandah = 15m²
 Porch = 8m²
 Total = 152m²

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For illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography

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