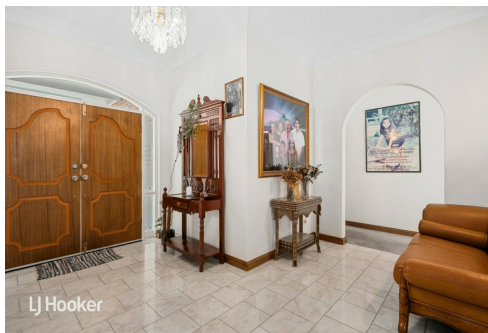




Tranmere, 17 Tennyson Avenue

CONTRACTED PRIOR TO AUCTION. ***AUCTION CANCELLED***

Auction Location: CANCELLED

Situated in highly sought after Poets Corner, this grand 12 room abode is perfectly suited to the large family who loves to entertain. 17 Tennyson Avenue will be the hub for every kid's birthday, Christmas Lunch, family gathering and the humble Sunday BBQ all year round. Multiple living zones, huge all weather outdoor entertaining plus the separate studio equipped with kitchen come together to make a house that is waiting for the next family to make it their home. All this on a generous land holding of over one thousand square meters.

Step through the double doors to the entrance foyer and the sense of space and grandeur is immediately evident. A formal lounge to the right and the family dining zone straight ahead. The proportions are oversized. The polished honey baltic pine floors and ornate



For Sale

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View

ljhooker.com.au/60X6FDJ

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light fittings throughout these areas complement the home well.

The timber kitchen features ample storage, gas cooking and is large enough to cater for any number of guests. If that's not enough, the second kitchen in the studio will certainly satisfy. Head down a couple steps to the casual living or games room. A wet bar services this area making this space the ultimate entertainer. Enjoy direct access to the outdoor decking, undercover with pull down blinds, ceiling fans and heating make this an all year round area. A study or store room is accessed from the games room. If you love expansive open living, this home has it.

Beds one through four run along the left side of the home. The master is well proportioned with a walk in robe and ensuite. The remaining bedrooms are light filled and serviced by a bathroom with bath and separate WC.

To the rear of the home, near the out door decking area, a unique indoor wet zone with in-ground spa (currently decommissioned), spa room, laundry and two showers allow for some imagination and potential renovation. Convert this area into a fully functioning third bathroom or a zone to service a pool install in the future.

Head outside to the rear yard beyond the decking area. There are dedicated spaces for fruit trees and herb gardens, lawn areas for the kids and a wide paved area for even larger family gatherings or even a hit of back yard cricket. The 50 sqm studio in the rear corner of the block is a game changer. Complete with kitchen and cellar. Double sliding doors open to the paved area. Add a bathroom and this becomes a fully self contained granny flat. A perfect teenagers retreat, guest house or even explore the possibility of a separate leased investment.

A home of this proportion in such a highly desirable location rarely comes available. The Gums Reserve meters away on the same street and Firle Plaza a short walk away. This is your opportunity to acquire a family home that will forge memories for years to come. The opportunity to stamp your own mark with a small update here and there will certainly make this a unique destination.

AUCTION: Friday 25th October at 1:30pm, on site.

(\$1,700,000)

CT Volume 5742 Folio 928

Council: Campbelltown City Council

Council Rates: \$4,188.15 per annum (approx)

Water Rates: \$339.06 per quarter (approx)

Land Size: 1,037 square metres (approx)

Year Built: 1987 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//vm53P3jeH0cX>

(Please copy and paste the link into your browser)

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Nick Ploubidis to find out more about this service.

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-



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(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.

More About this Property

Property ID	60X6FDJ
Property Type	House
House Size	531 m ²
Land Area	1037 m ²
Including	Ensuite

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