



33 Aveland Avenue, Trinity Gardens

Sold by Marie Brus of LJ Hooker Adelaide Metro

Positioned on a picturesque tree-lined avenue, this solid 1960s basket range brick home presents an exceptional opportunity in the ever-popular suburb of Trinity Gardens. Neatly maintained and immediately comfortable, it offers enormous potential to update, extend or completely reimagine the site to suit your plans (stpc). It also stands as an attractive investment option, with strong rental demand in this near city location.

The home features three bedrooms and a generous formal lounge warmed by gas heating and enhanced by polished timber floorboards. The eat-in timber kitchen includes a substantial walk-in pantry and connects via sliding doors to the formal dining room. In addition to the family bathroom there is the added convenience of 2 powder rooms.

There is ample off-street parking, including undercover space for three vehicles and a single garage with cellar. Additional features include ducted reverse cycle air conditioning and a security system.

Set on a generous 849sqm allotment with an impressive 19.2m frontage, this family friendly location enjoys easy access to The Parade and Magill Road dining and shopping precincts, quality private

3 1 4

FOR SALE
Contact Agent

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AGENCY

LJ Hooker St Peters
(08) 8362 8008

and public schooling options and numerous parks.

Zoned for Trinity Gardens School and Marryatville High School.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- * 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 advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID	2DQ6FDZ
Property Type	House
Land Area	849 m2

Marie Brus 0418 844 502

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Mark Brus 0408 389 544

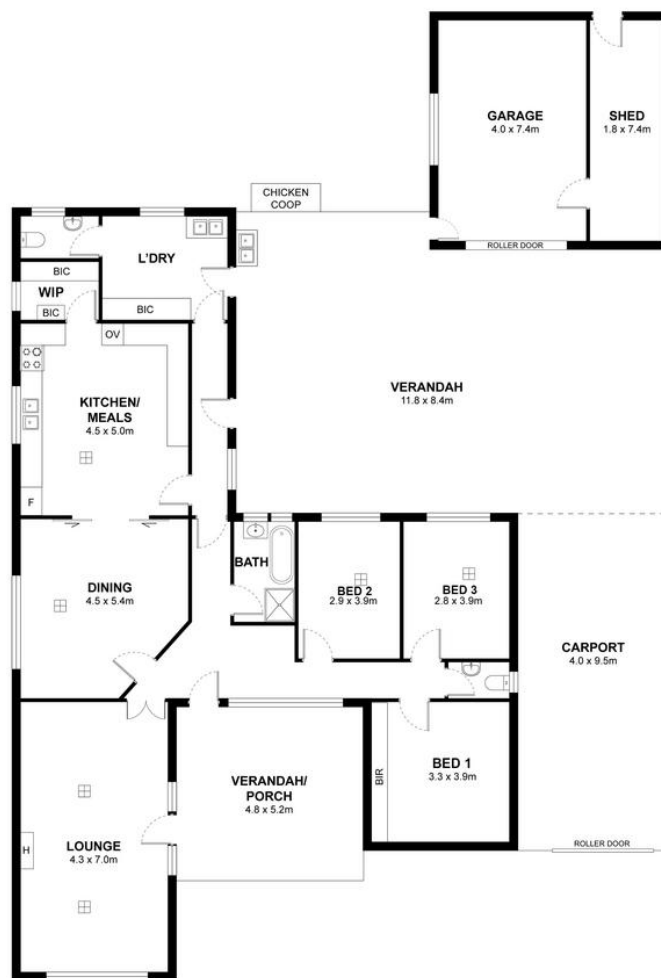
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Living - 140m²
 Verandah/Porch - 25m²
 Garage/Shed - 43m²
 Verandah/Carport - 131m²

TOTAL - 339m²
 Measurements are approximate



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Disclaimer: The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.