



## Warradale, 13 Raymond Grove

Updated Family Home Offering Flexible Living And Great Entertaining Space In A Quiet Court.

Nestled in a quiet court and set on a large allotment of 700sqm (approx) this charming home offers ample accommodation for the large or extended family, combine this with great outdoor entertaining and outstanding garaging/workshop facilities you have something that is quite rare and highly desirable.

The spacious living room is adorned with large windows providing great natural light and a wood combustion fire adds warmth and charm, setting the tone for relaxation and gatherings. Flowing seamlessly from the living room is the formal dining area, ideal for hosting guests or enjoying family meals. This dining space opens out onto a private courtyard, perfect for alfresco dining or simply unwinding outdoors. For added comfort, a split system air-conditioner ensures climate control year-round.

In the heart of the home lies the stylish kitchen, where sleek granite benchtops

3 2 4

### For Sale

\$1,050,000 - \$1,150,000

### View

[ljhooker.com.au/PQUGW0](http://ljhooker.com.au/PQUGW0)

### Contact

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complement the timeless aesthetic. Equipped with an all-in-one oven and gas cooktop, along with ample cupboard space, this kitchen caters to culinary enthusiasts and provides the perfect backdrop for cooking and entertaining.

This home offers three generously sized bedrooms, each designed to accommodate the needs of a growing family. Bedrooms two and three feature built-in robes, providing ample storage solutions, while the main bedroom boasts the luxury of an updated ensuite for added convenience. The main bathroom, centrally located servicing all rooms with ease, boasting an updated vanity, shower, and a separate bath. The laundry offers practicality with a basin, space for both a washing machine and dryer, and a separate toilet, with direct access to the rear yard.

Completely detached from the main dwelling the rumpus room is a real bonus! It is such a versatile space with built in robes and an air-conditioner, this room could be used as a 4th bedroom, games room/man cave or even a home office - the possibilities are endless!

The backyard is a generous size for the kids to play and pets to frolic with an expansive undercover outdoor entertaining area perfect for social gatherings. Car accommodation features ample car parking with a 10 metre long carport and drive through access to the garage/ workshop, you could fit up to 5 cars in this space with an additional concrete space out the front for a caravan or boat.

The location is so handy just minutes to Westfield Marion, SA Aquatic and Leisure Centre, and great local cafes including Summertown Studio, Beck's Bakery, and Good Day Co. Great schooling options nearby including Warradale Primary School or for secondary education there is Sacred Heart College and the property is zoned for Brighton High.

#### Property Details:

Council: City of Marion

Land Size: 700sqm

House Size: 146sqm

Year Built: 1959

For further information please contact Jarad Henry or Trinity Egglestone.

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RLA 182909



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## More About this Property

|               |                    |
|---------------|--------------------|
| Property ID   | PQUGW0             |
| Property Type | House              |
| House Size    | 146 m <sup>2</sup> |
| Land Area     | 700 m <sup>2</sup> |

**Jarad Henry 0418 842 701**

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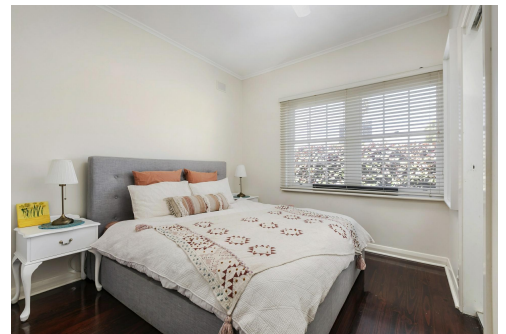
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