



2 Fifth Avenue, Warradale




Charming Family Home with Versatile Living & Exceptional Garaging

Set on a generous 641sqm allotment, this circa 1964 residence presents a fantastic opportunity to secure a home in this highly sought after location.

Upon entry, you are welcomed into a light filled open plan living and dining area complete with a convenient study nook and complimented by floating timber floors. The stylish, crisp white galley style kitchen features a gas cooktop and offers both functionality and modern appeal.

A spacious separate family room, fitted with a combustion heater and elegant plantation shutters, provides the perfect setting for relaxed family living and entertaining.

The home comprises three well appointed bedrooms, all with plantation shutters. The main bedroom includes a walk-in robe and ceiling fan. The centrally located bathroom is finished in neutral tones and features a spa bath, while a second bathroom/laundry and two separate wc's add to the home's practicality.

3  2  6 

FOR SALE
\$1.35M - \$1.45M

AGENTS

Jarad Henry
0418 842 701
jarad@ljhglenelgbrighton.com.au

Debbie Mundy
0401 597 482
debbie@ljhglenelgbrighton.com.au

AGENCY

LJ Hooker Glenelg | Brighton
(08) 8294 6000

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Step outside to discover an extensive undercover entertaining area, ideal for year round gatherings. A standout feature of the property is the impressive outdoor garaging - including a large workshop/garage perfect for tradies, hobbyists or those seeking the potential to convert into additional living space. There is also a separate air-conditioned gym or studio, offering flexibility for a range of uses.

The rear yard is perfect for children and pets to enjoy, along with the added benefit of two rainwater tanks.

Additional features include;

- Ducted evaporative cooling
- Gas heating
- Single lock-up garage with drive through access
- Fully fenced front yard

A fantastic opportunity with space, versatility and potential - this is one not to be missed.

To submit an offer on this property visit this link:

<https://prop.ps/dgHFype8WWPV>

Property Details:

Council: City of Marion

Council Rates: \$2372.54pa

SA Water: \$233.49ppq

House Size: 169sqm

Land Size: 641sqm

Year Built: 1964

For further information please contact Jarad Henry or Debbie Mundy.

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RLA 182909

MORE DETAILS

Property ID QBPGW0
Property Type House
House Size 169 m2
Land Area 641 m2

Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |
jarad@ljhglenelgbrighton.com.au

Debbie Mundy 0401 597 482

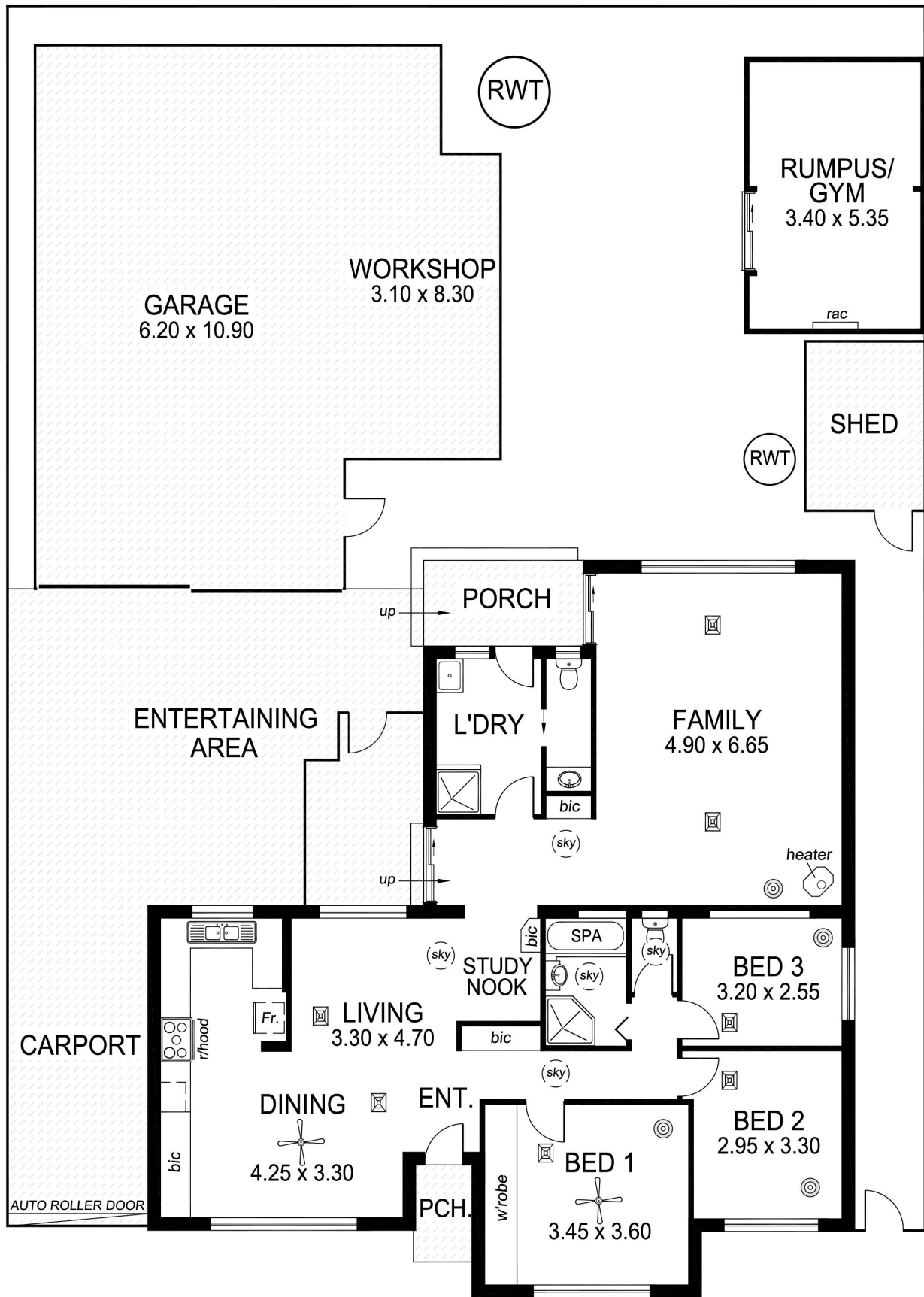
Co-Agent to Jarad Henry | debbie@ljhglenelgbrighton.com.au

LJ Hooker Glenelg | Brighton (08) 8294 6000

76 Oaklands Road, SOMERTON PARK SA 5044

glenelgbrighton.ljhooker.com.au | rebecca@ljhglenelgbrighton.com.au





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