








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**

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Interested parties must rely solely on their own enquiries.

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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: $233.49pq
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

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## MORE DETAILS

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

**Jarad Henry 0418 842 701**
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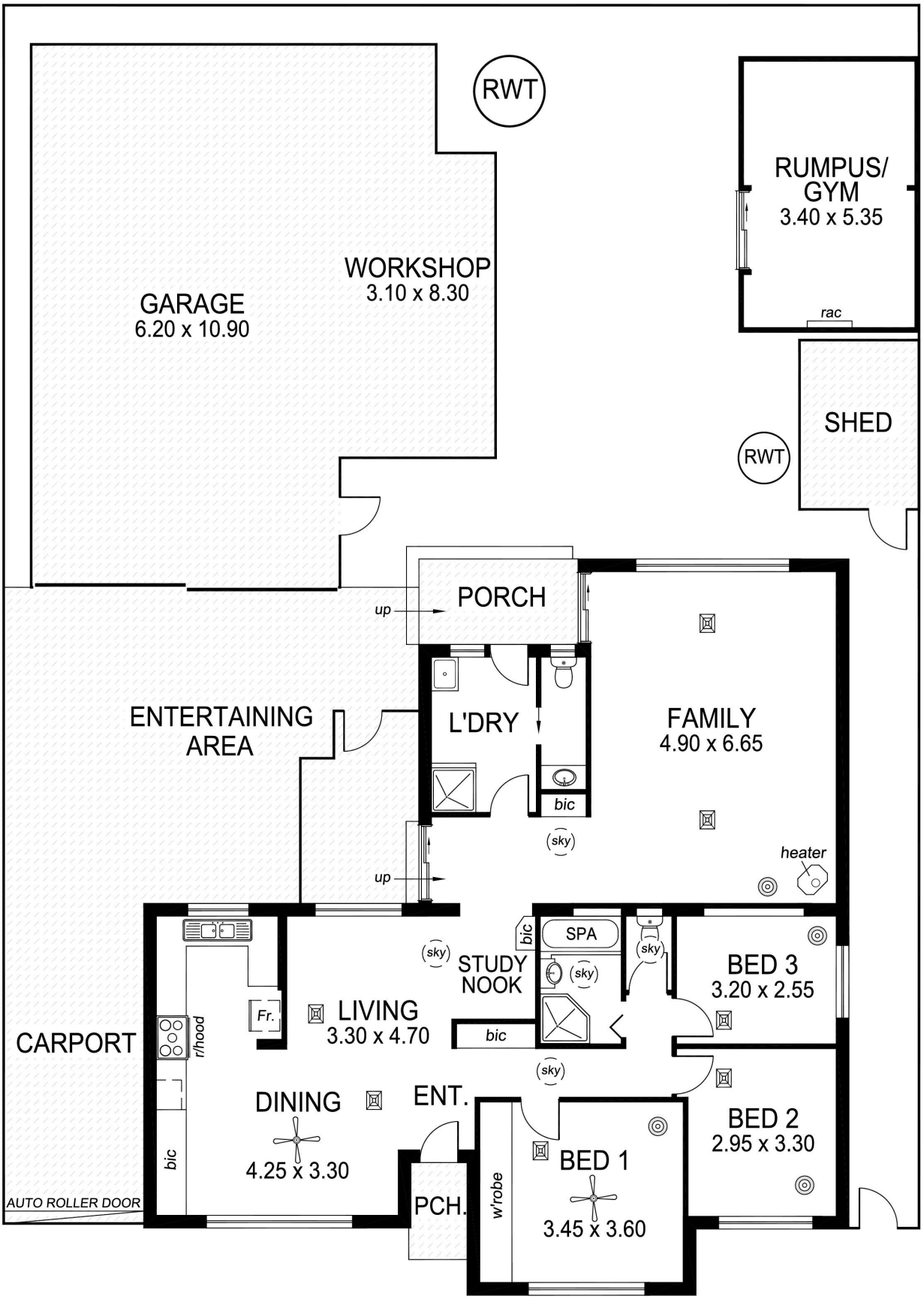
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