



Warradale, 5 Jeffrey Avenue

Freestanding Courtyard Home In Great Location

This stunning freestanding courtyard home is neat as a pin and ready to move in, so be quick! Situated on a 375sqm allotment with a wide 16.6m frontage this classically styled home is secluded behind its brush fence and front gate. The real bonus here is the double width driveway and double garage with some room either out the front or the side yard to also store a boat or caravan.

Inside the high 2.7m ceilings and tiled floors sweep you through to the spacious living and dining room complete with ceiling fans, LED lighting and split system air conditioning. The kitchen is well equipped with an electric cooktop, oven, dishwasher and there is a huge amount of storage space with full height cupboards. The main bedroom features a private outlook of the front garden through its large picture windows and plantation shutters. Further features include an automatic security shutter, ceiling fan, split system air conditioner, walk in robe and ensuite making this your very own sanctuary. Bedrooms 2 and 3 both offer floating timber floors, ceiling fans and built robes. There is a dedicated



For Sale
UNDER CONTRACT

View
ljhooker.com.au/PTRGW0

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study which features a built in cupboard and a desk which could be easily removed if you wanted to convert it back into a 4th bedroom. The main bathroom is complete with a full size bath and second toilet. Ducted evaporative air conditioning throughout will keep you cool efficiently.

Outside is an entertainers paradise with a colorbond verandah spanning over a lovely timber deck perfect for alfresco dining all year round. The gardens are low maintenance with artificial grass and raised garden beds allow you to create your own veggie gardens for those green thumbs that still need their space.

The location is so handy, just a short walk to Westfield Marion and the SA Aquatic Centre. Public transport is available with both train and bus stops an easy stroll away. You will also love the local shopping with Coles across the road along with the Warradale Hotel for a casual meal. Jetty Road Brighton and the beach are just a 5 minute drive away.

Best Offer Close 25th June 2024 at 5pm unless sold prior.

Property Details:

Council: City of Marion

Council Rates: \$2011.40pa

SA Water: \$763.44pa

Land Size: 375sqm

House Size: 174sqm

Year Built: 2005

For further information please contact Jarad Henry.

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RLA 182909



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More About this Property

Property ID	PTRGW0
Property Type	House
House Size	174 m ²
Land Area	375 m ²

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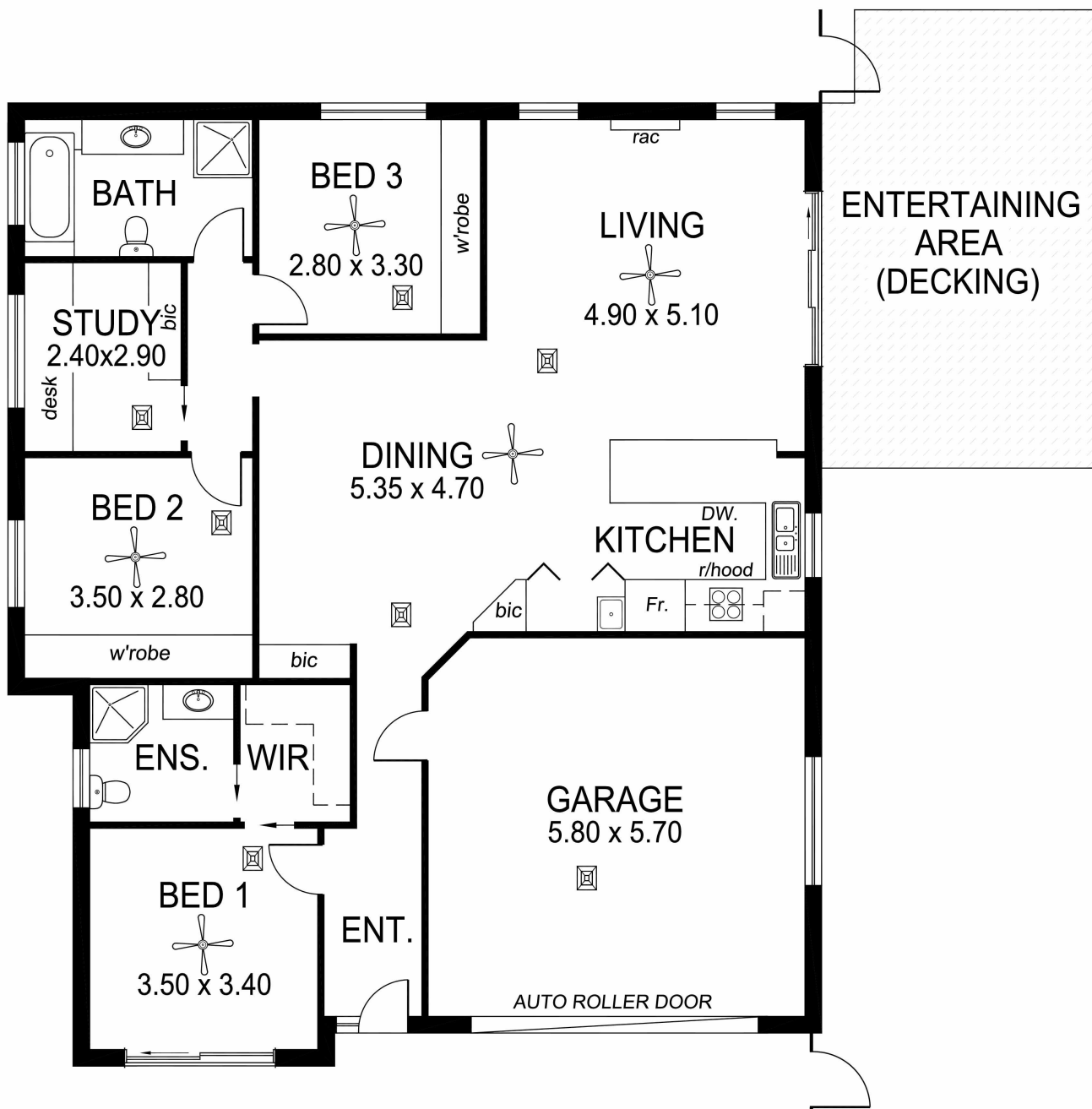
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TOTAL AREA:	173.72m ² /18.67sqs
(Estimate only)	

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 All measurements are approximate only and information
 intended to be relied upon should be independently verified.