








## Sophisticated Double Brick Living on a Spacious Double Allotment

3 1

A solid double brick residence offering timeless appeal, generous space and exciting potential for future outdoor expansion. Positioned on a substantial double corner allotment with dual street access, this property delivers practicality, comfort and room to grow.

The low-maintenance gravel frontage creates a neat and welcoming first impression, while the rear of the property features a concrete driveway entrance and a secure fenced area ideal for children or pets to enjoy safely.

Inside, the lounge room is warm and inviting with brand new carpet, large north-facing windows that capture the winter sunshine, a charming ceiling rose and a slow combustion heater creating the perfect atmosphere during the cooler months. A split system air conditioner adds year-round comfort.

All three bedrooms are generously sized and include built-in robes along with new carpet flooring for a fresh and comfortable finish.

The bathroom is conveniently designed with a shower, bath and single vanity, while a separate toilet connects seamlessly to the laundry area. The laundry itself offers tiled flooring and a stainless steel wash trough for practicality and durability.

| | |
|---|---|
| **Price** | SOLD for $445,000 |
| **Property Type** | Residential |
| **Property ID** | 12275 |

### Agent Details

Angus Barnden - 0427 662 812

### Office Details

Jamestown
70 Ayr St Jamestown, SA, 5491
Australia
08 8664 1599

WARDLE Co. Real Estate

The kitchen has been tastefully updated in recent years and presents beautifully with modern cabinetry, stylish laminate benchtops and a tiled splashback. Cooking is made easy with an underbench electric oven and cooktop, while the adjoining layout provides a functional everyday space.

A sunroom at the rear of the home is a valuable addition, helping to reduce the winter chill while creating an extra sitting area to relax and unwind.

Outside, the shed provides excellent additional storage space or the ideal setup for those who enjoy hobbies, projects or tinkering.

Additional Features:

- Brand new carpet to lounge and all three bedrooms
- Split system air conditioner in lounge room
- Ducted evaporative air conditioning throughout
- Slow combustion heater
- Electric hot water system
- Secure fenced rear yard
- Excellent shedding and storage options

A quality home with excellent stature, comfortable living spaces and endless outdoor potential in a desirable Jamestown location.

Land Size: 1,232m²*

LGA: Northern Areas Council

Zoned: Neighbourhood

CT5176/334

RLA228106

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.