



Immaculate & spacious stand alone homette



2



1



2

3/32 Welland Avenue, Welland

Auctioned for \$643,500 (Jul 21, 2024)

Accommodation

This immaculately presented 2 bedroom homette has been freshly painted and features new carpets, new lighting, a new gas cook top, two split system air conditioners, a carport, sizeable backyard with an undercover alfresco. It is situated on one of Welland's finest streets, characterised by its charming, character homes.

The home is configured with a central, spacious lounge room awash in natural light via the signature bay window, open plan kitchen/ dining area and 2 spacious bedrooms. Bedroom 1 also boasts a built in wardrobe.

You will appreciate the sizeable rear yard, complete with an undercover, paved alfresco and rose garden bed. You have ample room to host family & friends all year round.

This is the perfect opportunity for first home buyers, investors or downsizers. Please do not hesitate to register your interest.

Key Features

-Solar panels

Property ID: L27924756

Property Type: House

Carports: 1

Open Parking: 1

Land Area: 198.0 sqm

Constantine Pappas

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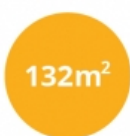
- New Carpets
- Freshly painted
- New interior Blinds
- New Lighting
- New Gas cook top
- Outdoor Blinds
- Alfresco
- North facing rear yard
- x2 split systems (Bedroom 1 & Kitchen)
- Self Managed Strata group in a group of 4
- \$400 per qr (app) levy (This amount is agreed upon each year. Includes Strata insurance and any agreed extras. The gardening contribution per unit for the year is \$150)
- 2nd reserved car park onsite

Lifestyle

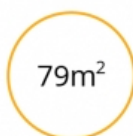
Welland is a city fringe, Western suburb within 5kms to the city centre. You are close to the restaurant and dining precincts in Bowden, Croydon and Prospect. You have the Welland Plaza Shopping Centre and Findon Shopping Centre just minutes up the road for all your immediate shopping needs. Buses are easily accessible on Grange Road for easy access to the City. Local schools include Allenby Gardens Primary School, St Michael's College Primary Campus, St Joseph's School Hindmarsh and Nazareth Catholic College.

The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction.

*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the Form 1.



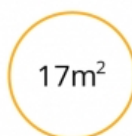
TOTAL



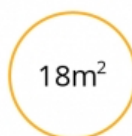
Living



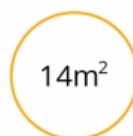
Porch



Carport



Pergola



Carpark



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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