

34 SUSSEX STREET, WARRADALE, SA, 5046



**SOLD**

**IDEAL FAMILY HOME 3 BR 2 BATH RUMPUS ROOM IN-GROUND POOL LAND 700M<sup>2</sup> FRONTAGE 18.29M TO FINALISE A DECEASED ESTATE**

What a great opportunity for a family. An attractive brick home with excellent accommodation and lifestyle features, and sited on an original sized block in this ever increasingly popular location.

The floorplan consists of 3 bedrooms, separate lounge room, kitchen/dining room, bathroom, and separate laundry. In addition, there is a fantastic external rumpus room with its own bathroom. This space provides opportunities for a variety of uses including a great entertaining/activities room, separate living accommodation or a superb home office.

The traditional size block of 700 m<sup>2</sup> (approx) with an 18.29m frontage features a lovely front yard, a rear verandah/outdoor entertaining area and a sparkling in-ground swimming pool. Also, there is a double length lock-up carport leading to an iron garage.

Sussex Street is a great location with Warradale Primary School just around the corner, local shopping and the train station just moments away, and only 5 minutes or so from Glenelg, Marion and the beach.

Great location - Great family home.

RLA 269823

**3 BED | 2 BATH | 1 CAR**

PRICE:  
\$862,500

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.