

4/38 Freeman Ave, Tranmere, SA 5073

Call Agent

Unit 2  1  1 



## BOTANIC SETTING

A rare opportunity to purchase this fabulous homette in a prime eastern suburbs location in a botanic like setting, it just does not get any better than this.

**Open for Inspection**

By Appointment.

This beautifully presented and updated two bedroom homette sits in arguably one of the best locations within Tranmere, Poets Corner. An enclave of some of the suburbs finest homes and nestled opposite a gum filled reserve along Third Creek, this is truly a rare opportunity.

The property offers a spacious formal living room with polished floors and a picture window that overlooks the reserve. The kitchen is updated and sits aside the formal dine; with gas cooking, stone benchtops and ample joinery any would be chef would feel at home. Both bedrooms are double in size and both feature large floor to ceiling robes. The bathroom has been tastefully updated with a deep bath – a perfect place to relax. A separate laundry and garage UMR plus utility area are also features that are often sought but seldom found. To the rear is a private courtyard. As one would expect the home offers zoned ducted reverse cycle air conditioning.

Situated approximately 6km from the CBD and less than 5 minutes walk to Firlie shopping centre, this property sits opposite The Gums Recreational Ground and is within easy walk to the Adelaide Metro. This truly is a rare opportunity to purchase a fabulous property with an outlook and a location that you just can't repeat!

For all enquiries please call David Philpott 0414 422 889

DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent 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 commences.

If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary council consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

### Listed By



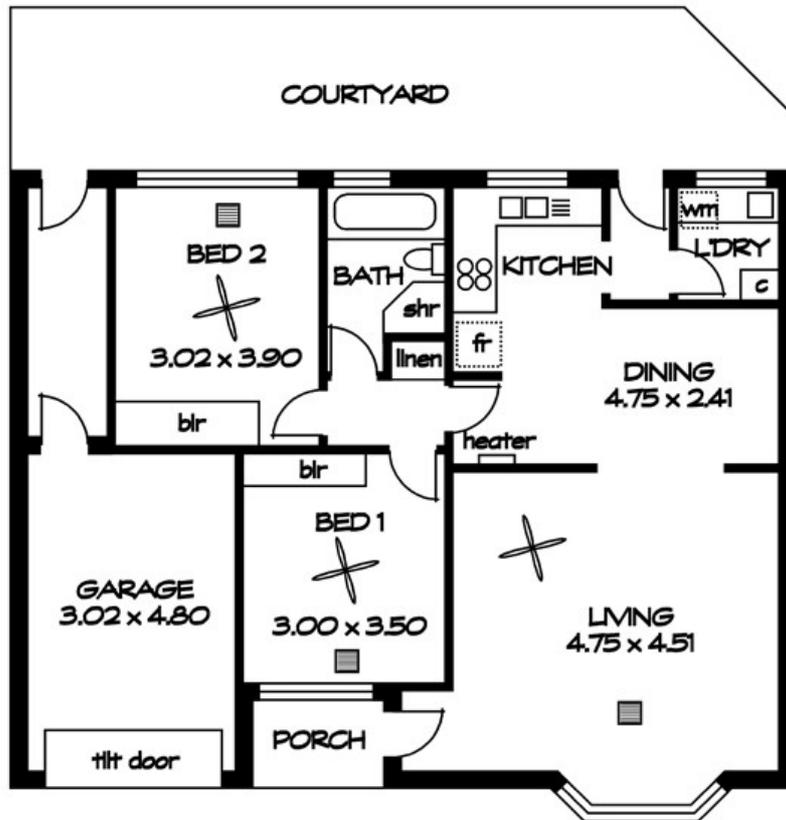
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Floorplan



AREAS (approx)	m <sup>2</sup>
LIVING:	89
GARAGE:	17
PORCH:	3
<b>TOTAL</b>	<b>109</b>