



**30 Dorset Avenue COLONEL LIGHT GARDENS SA**

3 1 1

Marvellous location and a great opportunity to acquire a property you can move in to, live and enjoy the home and build extensions on later.

The property includes generous accommodation of up to 7 main rooms. Set out as an entrance hallway that leads to 3 good size bedrooms and a centrally located sitting room. This generous room opens out onto an area that can be used for dining or a family room and this is adjacent to a new bathroom with all laundry facilities.

The home also includes an upgraded kitchen with direct access to the everyday meals or dining area. This area opens to the rear yard of the home with generous lawn and gardens. The allotment of land is 748m<sup>2</sup> and there is a lockup garage and ample off street car parking.

**Land Size** : 748 sqm  
**View** : <https://www.bruse.com.au/sale/sa/south-south-east-suburbs/colonel-light-gardens/residential/house/5550445>



**Bevan Bruse**  
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