

1 Madison Court, Hallett Cove, SA 5158



House For Sale

Wednesday, 6 March 2024

1 Madison Court, Hallett Cove, SA 5158

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 675 m2

Type: House



Daniel Seach
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Peter Li
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Best Offers By Tuesday 26th March 6:00PM (USP)

Introducing 1 Madison Court, Hallett Cove; A home that perfectly blends comfort with convenience. Situated on a generous 675m² corner allotment, with three bedrooms and two bathrooms, it offers ample space for families or those seeking room to grow. The expansive paved undercover entertaining area is perfect for hosting gatherings year-round, complemented by a sizeable detached rumpus room, fully lined & with new flooring for added versatility. A grassed area provides a serene backdrop for outdoor activities and relaxation. Convenience is paramount with this property, as it sits across from Hallett Cove East Primary School and is zoned to Hallett Cove R-12 School, making it an ideal choice for families with children. Additionally, the established yards add to the charm and appeal of this inviting home. - Spacious kitchen with modern appliances and ample storage space - South facing master bedroom with a walk in robe and ensuite- Large front living space with floating floors & plenty of natural light- Gas heating & lounge and kitchen, ducted evaporative cooling- Ceiling fans to all bedrooms plus a 12 panel solar system- Roller shutters to the front & side of the home- Large paved undercover entertaining area with track blinds; making all year round entertaining easy- Detached rumpus room with split system air con - whether it's a playroom, an office, or a creative studio- Established front and rear yards with grassed areas and sitting spaces- Adjacent Hallett Cove East Primary School, and zoned to Hallett Cove R-12 School- Short drive to Hallett Cove Board walk, Hallett Cove Shopping Centre and Hallett Cove Beach- Currently tenanted until 16/1/25 @ \$570 per weekOther information:Title: Torrens TitleCouncil: City of MarionZoning: HN - Hills NeighbourhoodBuild: c1989Land: 675m²Council Rates: \$1,508.55 per annumSA Water: \$161.70 per quarterEmergency Services Levy: \$136.15 per annumRental Assessment: \$570 per weekAll information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. RLA325330.