

10 Cumbria Way, Craigmore, SA 5114



Sold House

Monday, 11 December 2023

10 Cumbria Way, Craigmore, SA 5114

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 623 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$566,000

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=cSdAMX9BZ8w>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao), Tyson Bennett and Edge Realty RLA256385 are proud to present to the market this captivating, brick home on an envious corner block, with three bedrooms, two bathrooms and multiple living spaces throughout. Located in the heart of Craigmore, this property provides a wonderful opportunity to live in a vibrant and family-friendly community.Welcoming you home are landscaped gardens and spacious double driveway leading you to the secure double garage plus there are double gates for securely storing your trailer. Stepping inside you will find a light-filled lounge and dining area with split system air-conditioning, pendant lighting and hybrid timber flooring. From here you can make your way into the galley kitchen which features plenty of storage space in the 2-PAC cabinetry and built-in pantry. You are also treated to a suite of stainless steel appliances including a freestanding electric oven and cooktop, rangehood and dishwasher and a handy island chopping trolley. Three good-sized bedrooms cascade across the home's free-flowing floor plan, offering plenty of space for the whole family to unwind and socialise. The master bedroom is conveniently located at the front of the property and features a built-in robe and a three-piece en-suite. Nestled together are the two additional bedrooms with built-in robes and ceiling fans. The main bathroom comes with a vanity, bath, shower and separate toilet, plus the laundry with easy access to the backyard.At the rear, you'll discover the soul of the home, where the open-plan family and meals zone awaits to bring your everyday living to life. Equipped with air conditioning for all-year comfort, this area provides direct access to the backyard through a glass sliding door, offering excellent indoor-outdoor flow. Outside there is a pitched roof verandah which is the ideal space for hosting family and friends or dining alfresco. From here you can overlook the spacious, landscaped yard with easy-care lawn and fruit trees.There are so many features to enjoy including:•☑10kW solar panel system with a Goodwe inverter•☑Full roof restoration•☑Air-conditioning units in both living areas•☑Built-in robes and ceiling fans in all bedrooms•☑Roller shutters, keyless entry door and tinted windows •☑Block out blinds to all internal windows except bathrooms•☑New tiles and hybrid flooring throughout•☑Freshly painted interior•☑Sensor toilets •☑Instant gas hot water systemThe property is conveniently situated near several parks, including the Craigmore Recreation Reserve, where you can enjoy a variety of outdoor activities such as jogging, cycling, and picnicking. Parents will appreciate the proximity of local schools such as Craigmore High School, Mark Oliphant College and the Craigmore Primary School, while the nearby Munno Para Shopping Centre, only a short drive away, offers a range of shopping options from major retailers to boutique stores.Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!Year Built / 1992 (approx)Land Size / 623sqm (approx - sourced from Land Services SA)Frontage / 18.97m (approx)Zoning / HN-Hills NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,854.80 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$115.20 pa (approx)Estimated Rental / \$480 - \$520 pwTitle / Torrens Title 5082/88Easement(s) / NilEncumbrance(s) / NilInternal Living / 104.3sqm (approx)Total Building / 199.3sqm (approx)Construction / Brick VeneerGas / Connected Sewerage / Mains RelocatingFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/h582D7>Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.