

10 Koomooloo Crescent, Hallett Cove, SA 5158



Sold House

Saturday, 12 August 2023

10 Koomooloo Crescent, Hallett Cove, SA 5158

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

\$710,000

Perfectly located in the heart of Hallett Cove, this functional floor plan features three bedrooms, one bathroom, three living spaces plus a large undercover outdoor entertaining area all positioned on a sizeable allotment of 746m² (approx.). Enjoy a short walk to all major amenities including the R-12 Hallett Cove school, train station, renovated shopping centre, cafes, as well as just steps away from the Koomooloo Reserve, perfect for the kids and pets to play! This house is perfect for families, couples, or individuals looking for a cozy and welcoming home. The open floor plan allows for easy flow between the living areas, creating a seamless and inviting atmosphere. What we love about this home:

- An abundance of natural light through the large western facing windows, enjoy stunning sunsets every evening
- Three separate living spaces, perfect for a growing family
- Gas wall heater in living room and ducted air conditioning for year round comfort
- Large well equipped kitchen including granite countertop, breakfast bar, walk-in pantry, and skylight
- Master bedroom with large robe and bathroom access, plus ceiling fan
- Bedrooms 2 and 3 enjoy built in robes and ceiling fans
- Large undercover outdoor area perfect for year round entertaining
- Laundry plus additional powder room
- Roller shutters on windows
- Secure single garage with automatic roller door

Property Specifications: CT: 5413/159 Council: City of Marion Zoning: HN - Hills Neighbourhood Year Built: 1984 Land Size: 756m² (approx.) Council Rates: \$2,143.70 p.a SA Water Rates: \$198.54 p.q ESL: \$117.70 p.a Andrea Daniel | 0455 445 084(08) 8328 1400 | harcourtsplus.com.au We Create Success | Hallett Cove Specialist Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own enquiries and obtain their own independent advice.