

107 Excelsior Parade, Hindmarsh Island, SA 5214



House For Sale

Tuesday, 30 April 2024

107 Excelsior Parade, Hindmarsh Island, SA 5214

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 418 m2

Type: House



Nici Casey
0885552626



Matthew Oldham
0493217793

\$495,000 - \$515,000

Due to a failed contract this little sweetie is back on the market! A neat and tidy home built in approx. 2013 sitting on a manageable sized allotment of approx. 418sqm of land. Easy care timber look flooring, light and bright with ducted Reverse Cycle Air Conditioning throughout. The open plan living, dining and kitchen area, at the rear of the home, is well set out overlooking the fenced yard with access via the sliding doors. Kitchen with breakfast bar, double sink, gas cooktop, electric oven, dishwasher, walk in pantry and overhead cupboards. Passage to 3 bedrooms, bathroom and laundry. Main bedroom with walk in robe and access to the bathroom with bath, shower, separate vanity, linen storage and separate wc. Double drive through carport with 2 separate roller doors and secure fenced yard. • Distinctive Home • Built approx. 2013 • Approx 418sqm Allotment • Open plan living dining & kitchen • Kitchen with dishwasher & WIP • Ducted RC AC throughout • 3 bedrooms • 1 bathroom • 2 car carport • Council Rates approx. \$1,600 p/a • Common Effluent approx. \$670 p/a • Encumbrance to Coorong Quays 1371739 The Tenant has vacated so we now have clear access! This is a very well priced property. Don't miss out on this opportunity again. See you at the open, or make a time to view. Copy of Encumbrance and Title available upon request. Disclaimer - Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Ray White Goolwa / Victor Harbor will not accept any responsibility should any details prove to be incomplete or incorrect - RLA 298107.