

# 11 Boronia Court, Craigmore, SA 5114

## House For Sale

Wednesday, 24 January 2024



11 Boronia Court, Craigmore, SA 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 310 m2

Type: House



Zack Hutchinson  
0424473147

## AUCTION (USP) Price Guide \$410,000

Auction Location: 11 Boronia Court Craigmores SA 5114  
ACTION ON SITE : 11 Boronia Court, CRAIGMORE SA 5114  
Auction (PRICE GUIDE \$410,000 USP)  
This well maintained three-bedroom residence is strategically situated within a secure court in Craigmores, making it an ideal choice for first-time homebuyers and savvy investors alike. Nestled in the heart of Craigmores, this property offers a charming location for residents to enjoy. Set on an approximately 310sqm allotment, the residence presents an ideal size for you to move in and enjoy with minimal upkeep requirements. Upon arrival your attention is immediately drawn to the extensive driveway, leading to a covered lock-up carport equipped with a manual roller door, providing ample space for various amenities. The interior of the home unfolds to reveal the master bedroom, featuring a double wardrobe and a two-way bathroom acting as an ensuite. The additional two bedrooms, generously proportioned and strategically positioned, also share easy access to the two-way central bathroom. Progressing through the hallway, the residence opens up to a spacious open-plan living area with a spacious kitchen boasting a gas cooktop and ample cupboard space - perfect for the Chef of the home. Adjacent to the kitchen is the dining space, facilitating easy and enjoyable family mealtimes. Stepping outside, the property offers an entertainer's delight with a generously proportioned pergola area—perfect for outdoor gatherings with the family. The fully paved space ensures minimal maintenance requirements. Highlighted features:- Heating & cooling systems- Garden shed- Built-In wardrobes- Spacious bedrooms- Combustion heater  
The current rental appraisal is set at \$460 to \$480 per week. Boasting an unparalleled location, this residence is a stone's throw away from the ever evolving Blakeview Shopping Centre, offering all essential amenities at your fingertips. Additionally, the property is in close proximity to the continually developing and improving Munno Para City Center. Jump on the express way for a 35 min commute to the city, enhancing the overall living experience. Auction is the 10th day of February 2024, at 10:30am on site. Terms and conditions will be available three business days prior to the Auction at Shop 17 Craigmores Shopping Village, Craigmores LJ Hooker Craigmores | Elizabeth | Salisbury and 30 minutes prior on the day of auction. For further information, please contact Zack at 0424 473 147. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA155355