

11 George Street, Kalangadoo, SA 5278

House For Sale

Tuesday, 7 May 2024



11 George Street, Kalangadoo, SA 5278

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 1270 m2

Type: House



Sara McManus

0438708281

\$299,000 - \$309,000

Situated on a spacious flat block spanning approximately 1,270 m², this charming weatherboard home in Kalangadoo is a true gem. The garden is adorned with mature shrubs and trees, adding to its delightful curb appeal. Inside, the living area is designed with an open plan layout, showcasing rustic painted timber flooring, split system air conditioning, and a slow combustion heating system for comfort throughout the seasons. Three bedrooms await, each equipped with blackout blinds for privacy and restful nights. The country-style kitchen boasts timber benchtops, a new dishwasher, a near-new gas cooktop, and electric oven, creating a warm and inviting space for culinary endeavors. The combined bathroom/laundry is generously proportioned, featuring a shower, vanity, and ample room for a washing machine. Additionally, there's a separate toilet for convenience. Access to the shedding is provided via a side street, where you'll find a 6m x 4m shed complemented by a convenient carport. Adding to the allure, a brand new, expansive Colorbond shed awaits, offering ample space for storage, hobbies, or even a workshop. The highlight of the home is the expansive deck/ pergola at the rear, offering a picturesque setting to relish the outdoors. Take in the scenic view of the rear yard, adorned with fruit trees such as apple, plum, apricot, peach, and cherry. This property is sure to impress with its array of features and inviting ambiance, offering a delightful retreat to call home.

Extra Information: Council Rates / \$453 p/qtr SA Water Supply Charge / \$74.20 p/qtr Independent Rental Appraisal / \$300-\$310 p/w Build Year / 1950 Land Size / 1270m² Council / Wattle Range Council Zoning / Township 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 (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please read the Consumer and Business Services Form R7 http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.