

**11 Nestor Street, Stirling North, SA 5710**



**House For Sale**

Thursday, 9 November 2023

11 Nestor Street, Stirling North, SA 5710

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 1025 m2**

**Type: House**



Charmaine Budd

0428656181

## PRICE BY NEGOTIATION

Introducing 11 Nestor Street, a wonderful opportunity for first-time homebuyers in the sought-after suburb of Stirling North. This 3-bedroom, 1-bathroom build, set on an approximate 1,025m<sup>2</sup> allotment, offers a cosy residence for new homeowners or couples. The neutral tones throughout the interior create a blank canvas, inviting you to infuse your personal touch and truly make it your own. Convenience meets security with the double carport and drive-through access to the backyard, ensuring your vehicles are sheltered and accessible. The well-maintained front and rear lawns provide a refreshing outdoor space for relaxation and recreational activities. For your peace of mind, a front fence adds an extra layer of privacy and security to the property. The open living area and bedrooms are equipped with split system air conditioning, ensuring your comfort year round. Step out onto the spacious rear verandah, the ideal setting for outdoor entertainment and relaxation. The backyard is thoughtfully designed for low maintenance, predominantly paved yet featuring a well-maintained lawn and established landscaping, offering a touch of greenery. Additional storage solutions include a small garden shed and a larger concrete shed located at the rear of the property, providing ample space for your belongings. If you've been considering your first step into the Stirling North property market, 11 Nestor Street is the perfect choice. Don't miss the opportunity to claim this well-maintained property in a desirable community as your own. Contact Charmaine on 0428 656 181 for more information or inspection. Land: 1,025m<sup>2</sup> (approx) Equivalent main area: 93m<sup>2</sup> Year Built: 1989 Council Rates: \$2,323.66 pa (2023/24) Zoning: Neighbourhood Easements: No Water available: Yes Sewer available: No (Septic System) 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 representative is given or made as to the correctness of information supplied and neither the owners nor 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. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. We do not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.