

# 11 Warramunda Crescent, Banksia Park, SA 5091



## Sold House

Thursday, 14 September 2023

11 Warramunda Crescent, Banksia Park, SA 5091

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 862 m2**

**Type: House**



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## Contact agent

Auction Sat, 30th Sept - 10am (usp) Built in 1974, this double brick family home with gorgeous sunset views has been much-loved and beautifully maintained by the same family for 44 years. With multiple living areas, storage in all double bedrooms, two bathrooms and a double garage, this family home, on a luxurious 862sqm allotment, has everything you need. Lush gardens and towering Australian gums provide enviable street appeal. A well planned floor plan separates the accommodation wing, with open plan living and dining rooms. All three bedrooms offer generous built-in storage, with the main bedroom featuring an ensuite bathroom. The main bathroom has both a bathtub and shower, and there is a separate toilet. From the kitchen double sink you can enjoy a lush green garden outlook. The renovated kitchen has an abundance of storage, featuring a wall oven, electric cooktop and a handy kitchen hutch to keep everyday appliances out of sight. This perfect family home also offers these features:- Ducted evaporative air conditioning- Gas heater in living room- Gas instant hot water- Bosch temperature control- Iconic Hills hoist washing line- Rainwater tank- Garden shed

Established over 44 years, the gardens include glory vine, nasturtiums, violets, correa, bottle brush, roses, lavender, geisha girl, gumtrees, and is popular amongst local birdlife. The home is located a short stroll to Anstey Hill Recreation Park, multiple local parks and sporting fields including Tea Tree Gully football, cricket and golf clubs, and an assortment of shops, cafes, and restaurants. The Adelaide CBD is a short 30-minute drive away and a variety of primary and high schools surround the area. Council - Tea Tree Gully Council Rates - \$2,119.15 pa SA Water Rates - \$177 pq Emergency Services Levy - \$106 pa Land Size - 862m2 approx Year Built - 1974 Ouwens Casserly - MAKE IT HAPPEN™ RLA 275403