

# 12 Caston Street, Pooraka, SA 5095



## House For Sale

Wednesday, 31 January 2024

12 Caston Street, Pooraka, SA 5095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 604 m2**

**Type: House**



David Paladino

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## Auction Feb 17th 11:00am On Site (USP)

Dive into an exciting opportunity with this fully renovated, conventional home located at 12 Caston Street, Pooraka. With all the modern comforts and a perfect location, this residence caters to families, seasoned professionals, investors, and those hunting for their first family home. Originally built circa 1993, this property has been brought into the present with a fresh, ultra-modern facade that radiates curb appeal. The house boasts an open-plan living space that effortlessly blends into the generously sized, modern kitchen. Complete with a dishwasher, gas cooktop, and stainless appliances, this kitchen is a haven for the culinary enthusiast. Beyond the living zones, you'll find three comfortable bedrooms ready to become your private retreats. The master bedroom offers the additional luxury of an ensuite and walk-in robe, while the main bathroom, is updated and tiled floor to ceiling, for a clean modern aesthetic. Step outside to discover beautifully landscaped gardens complimenting the large pergola area - the ultimate entertainment space to share with family and friends. Freshly poured washed aggregate concrete adds a touch of sophistication to your outdoor space. Adding to the appeal of this property is the installation of a 5.5kw approx KW Solar System, ensuring your home is energy-efficient, and ducted reverse cycle air conditioning, ensuring your comfort in any weather.

Features you will Love: 604m<sup>2</sup> (approx) Updated throughout Updated Kitchen with gas cooktop and dishwasher Master Bedroom with ensuite and walk-in robe Bedrooms 2 & 3 with BIR Updated main bathroom with bath Updated Kitchen with stainless steel appliances & dishwasher Open-plan living and meals 2nd living area Ducted reverse cycle air-con 5.5KW Solar (Approx) Water Temperature Control Alarm system Security camera's Roller shutters Ample storage Super-sized outdoor entertainment area freshly poured washed aggregate concrete Manicured landscaping with irrigation Double lock up garage Garden shed Located in close proximity to all amenities including parks and reserves and public transport outlets at your fingertips. A plethora of schools including Pooraka Primary School and St Pauls College. Only a short drive to Ingle Farm Shopping Centre, Mawson Lakes and all the shopping and entertainment that Tea Tree Plaza has to offer while the Adelaide CBD is only 12km away. Please call David Paladino on 0421 649 255 with your enquiries. The vendor's statement may be inspected at 129 Commercial Rd, Port Adelaide for 3 consecutive business days prior to the auction and at the auction for 30 minutes before commencement.\* Price Guide - The property is being offered by way of public auction. No price guide will be given under the vendors instruction, however recent sales data will be provided upon request via email and at the open inspections \*CT: 5100/596 Council: City of Salisbury Zoning: General Neighbourhood Council Rates: \$TBA PQ Water Rates: \$TBA PQ Land size: 604 sqm (approx.) Frontage 19m Rental Return \$TBA Year Built: 1993