

133 Lander Road, Trott Park, SA 5158



House For Sale

Monday, 22 April 2024

133 Lander Road, Trott Park, SA 5158

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 657 m2

Type: House



Joe Marriott
0488451773



Kirsty Heintze
0429966693

Auction

Auction - Saturday 11th May 12:00pm Joe Marriott and the team at Ray White Colonel Light Gardens are proud to present this charming, low-maintenance home, situated in the heart of Trott Park. Nestled on Lander Road, this inviting home offers both comfort and convenience, with easy access to essential amenities and just moments away from the Southern Expressway, ensuring seamless weekend getaways. Step inside to explore the functional and practical layout, designed to enhance your everyday living experience. The light-filled front living area seamlessly connects to the well-appointed kitchen and dining space. Boasting ample bench space, a Chef cooktop, and generous storage options. Meanwhile, the dining area offers a seamless transition to the expansive undercover alfresco area through a convenient sliding door, creating the perfect setting for indoor-outdoor entertaining all year round. Experience optimal comfort and convenience with three spacious bedrooms, each featuring generously sized built-in wardrobes, providing ample storage space to keep your home organised and clutter-free. Ceiling fans installed in all bedrooms ensure year-round comfort, while nearby, the main bathroom awaits with its inviting features, including a relaxing bath, spacious vanity, and a shower. The laundry offers an array of space for both a washer and dryer, and includes access to a separate toilet, adding a layer of convenience, especially when hosting gatherings. Rear access from the laundry ensures that guests don't need to navigate through the entire home to find the bathroom, enhancing the flow of your entertaining spaces and making hosting a breeze. Step outside to the inviting undercover entertaining area, complete with blinds that guarantee functionality regardless of the season, allowing you to enjoy outdoor gatherings year-round. The expansive lawn area is maintained and bordered by tiered lush flora, adding a touch of natural beauty to the property. Additionally, the shed offers ample storage, including a custom-built workshop at the rear, catering to various needs and hobbies. For added security and convenience, the secure garage accommodates two vehicles. This home boasts ducted evaporative heating and cooling, plus, rooftop solar panels effectively managing energy consumption, significantly reducing utility bills. Conveniently located, this property is just a short walk from parks, schools, and essential amenities, making daily errands a breeze. With easy access to public transport and major thoroughfares like the Southern Expressway, commuting is hassle-free, offering the perfect blend of convenience and comfort for low-maintenance living.

Specifications: Title Type: Torrens Year Built: 1989 Lot Size: 657 sqm (approx) Council Rates \$1,270.35 p/a Emergency Services Levy: \$122.55 p/a Water & Sewer Rates: \$153.70 p/q (supply only) More reasons to love this home: - Torrens titled brick home - Expansive 657 sqm (approx) allotment - Adjoining living, dining and kitchen areas - Built-in robes and ceiling fans in all the bedrooms - Gas heating throughout the property - Undercover outdoor entertaining area with blinds - Expansive lawn area with lush tiered flora - Garden shed with an added workshop extension - Bathroom with bathtub and storage solutions - Solar system with 16 panels - Evaporative air conditioning with a split system in the living area - North-facing front rooms, enabling optimal natural lighting - Secure carport parking, protected by an electric roller door - Zoned to Woodend Primary School and Seaview High School - Southern expressway at the end of the street for weekend getaways - Short drive to Hallett Cove Shopping Centre

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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.