

**13A Navigator Drive, Northgate, SA 5085**



**Sold House**

Thursday, 10 August 2023

13A Navigator Drive, Northgate, SA 5085

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 302 m2**

**Type: House**



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**\$610,000**

If you can't see the suburb for the trees, it's Northgate. And while this master-planned oasis is renowned for modern ease, it also wins with this character 3-bedder bringing villa appeal to a value-packed 302sqm courtyard block. Between the pretty front pickets and convenient rear garage - reached via Springwood Close - perfect for a first home buyer to enter the market, a ready investor looking to add to their property portfolio or a downsizer. Hosting all 3 bedrooms from entry, the modern classic design eases into the master bedroom first for a walk-through robe and 2-way ensuite. Bedroom 2 features a built in robe while the additional 3rd bedroom has the option to be turned into a study, guest bedroom or storage space. To the rear, you'll live and dine in sundrenched open plan succession, while the social kitchen, its island servery, and stainless appliances declare your next move is the paved rear patio. And here, the gardening gloves are off - artificial rear turf keeps the views evergreen beside a discreet rear garage homecoming + additional off street parking. What'll it be tomorrow? Feeding the ducks, a packed picnic, or a playground treat after school... With landmark reserves, all the shopping and transport you'll need, Cedar and Heritage Colleges on your walking loop, and less than 10kms to the CBD, follow the GPS and plan your simplest and smartest move yet. Currently tenanted for \$530 per week fixed until January 2024. It's Northgate for lifestyle: • Set on one of the suburb's prettiest tree-lined streets • Secure garage with roller door + additional off-street parking spaces • Rear lane driveway access via Springwood Way • 3 carpeted bedrooms | Master with 2-way ensuite • Functional open plan kitchen with stainless appliances • Ducted R/C A/C throughout • Fully fenced rear courtyard with artificial turf • Shaded patio pergola • Zoned for Roma Mitchell Secondary College • A standalone, single-level standout downsizer or investment... Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Ray White Campbelltown are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection. Property Details: Council | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood \\ Land | 302sqm (Approx.) House | 123sqm (Approx.) Built | 2002 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa