

14 Alfred Street, Pooraka, SA 5095



House For Sale

Tuesday, 19 March 2024

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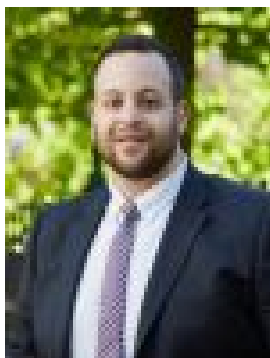
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 836 m2

Type: House



Jonathon Covino

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Auction On-Site Saturday 6th April 2:30PM

Nestled in the heart of the tranquil suburb of Pooraka, 14 Alfred Street presents an enticing opportunity for those seeking a harmonious blend of comfort, convenience, and charm. This charming property exudes warmth from the moment you step onto its inviting porch, hinting at the delightful living experience that lies within. Boasting a large frontage of 18.3m with three generously proportioned bedrooms, each adorned with built-in robes, this home offers ample space for both relaxation and rejuvenation. The bathroom, complete with a bathtub, glass shower, and a separate toilet, ensures convenience for all occupants. The lounge and dining area provides a welcoming ambience for gatherings and everyday living. The well-appointed kitchen, featuring abundant pantry and cupboard storage, a built-in gas stove, and vinyl floors, is perfect for preparing home-cooked meals. Entertainment options abound with a versatile rumpus room in the backyard, perfect for movie nights or leisurely hobbies. Step outside to discover a haven of tranquility in the expansive backyard, find a convenient garden shed and abundant lawn space with established greenery for the kids and pets to enjoy.

Complete with a verandah and pergola, ideal for alfresco dining or simply unwinding amidst nature's embrace. The home is thoughtfully equipped with a reverse-cycle ducted air conditioning system, ensuring year-round comfort for all seasons, and features front facing external blinds for comfort and privacy. Secure parking can be found in the double length carport, and within the long driveway. Nestled within a serene neighborhood, 14 Alfred Street enjoys proximity to a range of amenities, including green spaces and shopping destinations. Brian Goddall Reserve, just a stone's throw away, offers a picturesque setting for outdoor recreation, while nearby parks such as Bean Park, Bentley Green Park, and Unity Park provide additional options for leisurely strolls or family picnics. For shopping and dining needs, Ingle Farm Plaza and Mawson Lakes are conveniently located within a short drive, ensuring that every convenience is within easy reach. Don't miss the chance to make this charming property your own slice of suburban paradise. Schedule your inspection today and embark on a journey towards a life of comfort and convenience at 14 Alfred Street, Pooraka. Property Features:•

- Three-bedroom and one-bathroom home with rumpus
- Each bedroom features built-in robes for storage
- Spacious lounge and dining room with timber feature wall
- The kitchen has a built-in gas stove and ample storage space
- Spacious bathroom with bathtub, glass shower, vanity storage, polished concrete floors, and a separate toilet
- Laundry room with storage and backyard access
- Hallway linen storage cupboard
- Reverse cycle ducted air conditioning for comfort
- Blinds and curtains fitted throughout the home
- Vinyl flooring in the kitchen and carpet floors throughout the bedrooms and living spaces
- External blinds fitted along the front facing windows
- Spacious rear rumpus room with timber feature wall and ample windows
- Expansive rear verandah with paved floors
- Paved pergola extends the verandah entertaining space
- Rear garden shed with surrounding gate
- Rear lower yard with lawn space and established greenery
- Two rainwater tanks for eco sustainability
- Spacious double length carport for secure parking
- Ample driveway parking space
- Spacious frontage with lawn and establish gardens
- Solid brick home on a large block
- Pooraka Primary School is less than two minutes away

Schools: The nearby unzoned primary schools are Pooraka Primary School, Northfield Primary School, Ingle Farm East Primary School, Ingle Farm Primary School, and Blair Athol North School B-6. The nearby zoned secondary school is Roma Mitchell Secondary School. Information about school zones is obtained from

education.sa.gov.au. The buyer should verify its accuracy in an independent manner. 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.

Norwood RLA 278530 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. Property Details: Council | CITY OF SALISBURY Zone | General Neighbourhood Land | 836sqm (Approx.) House | 231sqm (Approx.) Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa