

15 Paterson Road, Pooraka, SA 5095

Boffo

House For Sale

Thursday, 7 December 2023

15 Paterson Road, Pooraka, SA 5095

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 543 m2

Type: House



Mark Fricker
0413000845



Kallan Bowshire
0488222882

Auction \$490,000

Auction Location: On Site Situated on a spacious 543m² (approx.) allotment with an 18.13m (approx.) frontage, this residence is a true gem that ticks all the right boxes. Secure this low-maintenance haven in a coveted neighbourhood celebrated for its family-friendly ambiance and seamless access to schools, shops, and parks—an ideal setting for first home buyers, families, and investors alike! As you step inside, a brightly lit lounge welcomes you, adorned with new carpet and heating, flowing seamlessly into the dining room. The separate kitchen boasts ample cupboard and bench space, creating an inviting backdrop for gatherings with family and friends. The functional design features three generously sized bedrooms, all serviced by a well-maintained main bathroom. Step outside to an expansive verandah overlooking the backyard, offering a blank canvas—a perfect opportunity to cultivate your dream oasis. The property also boasts a low-maintenance front yard and an extended driveway, providing secure off-street parking. This residence presents a golden opportunity for investors looking to bolster their portfolio, first-time buyers eager to enter the market, and growing families yearning to shape a home perfectly suited to their needs. Live just moments away from local schools, parks, transportation options, and shopping facilities, making every convenience easily accessible. Don't miss the chance to make this house your home—a unique blend of comfort, convenience, and potential awaits! Features that make this home special: - Three bedrooms all of great size - Light filled L-shaped lounge and dining room featuring a heater - Neutral kitchen featuring a freestanding stove and ample bench and cupboard space - Freshly painted and newly installed carpets - Main bathroom with bath, shower, and separate toilet for added convenience - Valuable laundry with external access - Verandah overlooking the rear yard - Backyard with garden shed and potential to add your own personalised touch - Carport with gates with driveway for additional off-street parking Located in close proximity to all amenities including parks and reserves and just minutes away from public transport options and a variety of schools including Roma Mitchell Secondary College, Pooraka Primary School and St Pauls College. Only a short drive to Ingle Farm Shopping Centre, Mawson Lakes Shops and all the shopping and entertainment that Tea Tree Plaza has to offer. All this and less than 12km (approximately) to the Adelaide CBD. All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174