

16 Paterson Road, Pooraka, SA 5095

House For Sale

Thursday, 16 November 2023

16 Paterson Road, Pooraka, SA 5095

Bedrooms: 3

Bathrooms: 1

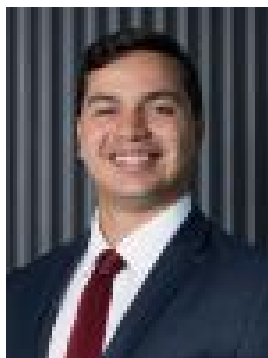
Parkings: 5

Area: 543 m2

Type: House



Mark Lands
0402209563



Tyson Benbow
0490354781

Auction - \$575,000

This lovely home is perfectly positioned in the heart of Pooraka adjacent to Dolan Reserve, sits on 543 square meters (approx) and appeals to a wide range of buyers. Featuring three bedrooms, a beautiful formal lounge room as well as a generous sized backyard with an entertainment area and rumpus room, this home is sure to impress. Located in Montague Farm, this property represents outstanding value, within close proximity to the most convenient facilities, quick access to Mawson Lakes precinct which includes amenities such as Woolworths, ALDI, cafes and restaurants, excellent public and private schools as well as Uni SA for further study. Positioned perfectly within walking distance to public transport on Main North and Montague Roads, this home has plenty to offer. Key features of this well appointed home include: > Upon entrance to the home you are greeted by a lovely formal lounge room which provides you and your family with the perfect space to relax and wind down. > The spacious master bedroom offers a split system air conditioner, a large built-in robe and valuable access to the main bathroom. > Two additional bedrooms with built-in robes. > Step further through the home and you will encounter a light filled dining room which intertwines seamlessly to the kitchen. > The kitchen comprises a gas cooktop, ample cabinetry, a dishwasher, convenient breakfast bar seating and overlooks the wonderfully maintained backyard. > The spacious backyard features a paved undercover entertaining area and plenty of lawn space, perfect for hosting family and friends all year round. > The generously sized rumpus room comes equipped with a split system air conditioner and can be adapted to suit your needs, whether you prefer an extra family area, a home gym, or another bedroom. > Rear shed for all your storage needs. > Double garage with drive thru access to the carport allowing secure undercover parking space for four vehicles. Additional parking for another vehicle is also available with access via Noack Place to the rear garage. Details: Certificate of Title | 5076 / 622 Title | Torrens Title Year Built | 1992 Land Size | 543 sqm approx Frontage | 12.11 meters approx Cooktop | Gas Council | City of Salisbury Council Rates | \$458 pq Water Rates | \$158.63 pq All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.