

17 Barker Court, Mile End, SA 5031

NOAKES
NICKOLAS

House For Sale

Friday, 24 May 2024

17 Barker Court, Mile End, SA 5031

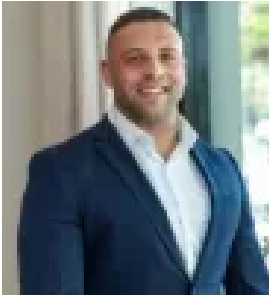
Bedrooms: 3

Bathrooms: 2

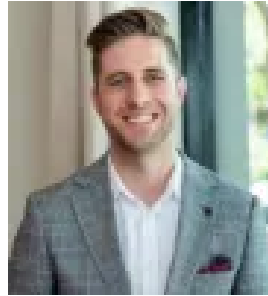
Parkings: 1

Area: 250 m2

Type: House



Jorden Tresidder
0881663989



Callan Eames
0881663989

Best Offers By 11/06 (USP).

Best Offers By Tuesday 11th June at 1pm (Unless Sold Prior). Nestled at the end of a private court yet resting right on the fringe of the CBD, this Torrens-titled residence is sure to appeal to a vast array of buyers with its effortless disposition and incredible access to every amenity and festivity of our vibrant city centre. Considerably updated and sporting an extremely low-maintenance propensity throughout, the immaculate street frontage continues through to a well-cared for and cleverly configured footprint. Separating the first of two living zones and a master bedroom with walk-in robe and ensuite, the private courtyard grants dual access and a lovely spot to soak up the sun or stars of a night-time. Boxed ceilings bring an extra spacious feel to open plan living and dining, warmed by northern light and connecting to a skylit kitchen – also upgraded to feature gas cooktop and under-bench oven. Both additional bedrooms are tucked away to the back of the floorplan, offering built-in robes and privacy for the younger generation - or versatility to be utilised as a home office and guest suite - serviced by a main bathroom with separate bath and toilet. Extending to a second paved courtyard, you'll love cultivating fresh veggies and herbs from the raised garden beds - requiring minimal maintenance so you can get out and explore the thriving city location that rests right on your doorstep. There's nothing better than heading out on foot to experience the restaurants, cafes, shopping and markets of your surrounding streets, but you'll always be excited to return home to your quiet cul-de-sac and easy-care home base on Barker Court. Even more to love:- Secure garage with internal entry- Extensively updated throughout- Plush carpets to bedrooms- Concealed laundry with direct service yard/second courtyard access- Ducted gas heating, evaporative cooling & R/C split systems- Secure boundaries & private cul-de-sac position- Footsteps to both bus stop & train station- Zoned for Adelaide & Adelaide Botanic High- Walking distance to LoveOn café, Mile End Common, Bonython Park, Homemaker Centre, Hilton Hotel & Woolworths- Proximity to Tenison Woods Catholic School & Cowandilla Primary- Just 7km to the coastline via Sir Donald Bradman drive or Linear Park track

Land Size: 250sqm
Frontage: 8m
Year Built: 1998
Title: Torrens Title
Council: City of West Torrens
Council Rates: \$1,221.55
PASA Water: \$166.30
PQES Levy: \$140.70

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 Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.