

**17 Batten Crescent, Pooraka, SA 5095**



**House For Sale**

Wednesday, 20 March 2024

17 Batten Crescent, Pooraka, SA 5095

**Bedrooms: 4**

**Bathrooms: 1**

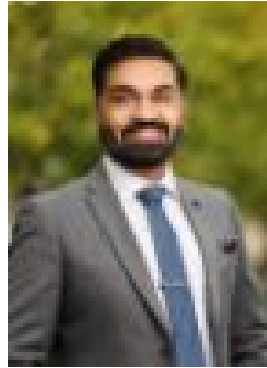
**Parkings: 1**

**Area: 560 m2**

**Type: House**



Jaya Prageeth



Brijesh Mishra

0430140905

## Auction Sun 7th April 10:30am (USP)

Peacefully nestled in a low traffic street, sited on a generous allotment of 560m<sup>2</sup>, this stylish family home offers up to 4 spacious bedrooms, the 3 living areas and extensive outdoor entertaining across a clever, modern design that will appeal to the active growing family. Relax in a comfortable formal lounge with an adjacent built-in study area, perfect for those who work from home or ideal for the kids homework. Step on through to a combined family/dining room where a stylish modern kitchen overlooks, offering that valuable 2nd living space and the perfect casual zone. Cook in contemporary comfort with sleek tiled splash backs, crisp modern cabinetry, stone look bench tops, wide breakfast bar, stainless steel appliances and double sink. A cozy sunroom offers a third living area option, the perfect spot to sit back and enjoy the winter sun. Entertain outdoors in style on a fabulous decked pergola. Pull-down café blinds will increase the year-round usage while a ceiling fan overhead moderates the temperature. The family entertainment continues with the adjacent rumpus room, the perfect spot for your brand-new man cave or utilize this stylish area as a 4th bedroom. 3 bedrooms to the main home or feature fresh quality carpets and built-in robes. A bright main bathroom with separate bath and shower, separate toilet and walk-through laundry complete the interior. There is plenty of room for the kids to play on a large back yard with low maintenance synthetic lawn and established garden beds. All perfectly framed with mature street trees at the rear creating a botanic ambience that flows throughout. A single lock-up carport will accommodate the family car and there's plenty of off-street parking in a wide driveway. 8 solar panels will keep the energy bills low while ducted evaporative air-conditioning sees the summer sun. An ideal lifestyle entertainer that will appeal to the growing and established family.

**Briefly:**

- \* Fabulous family entertainer in desirable low traffic street
- \* 3 spacious living areas to the main home plus detached rumpus/bedroom 4
- \* Generous formal lounge with handy study/home office adjacent
- \* Open plan family/meals with kitchen overlooking
- \* Kitchen features sleek tiled splash backs, crisp modern cabinetry, stone look bench tops, wide breakfast bar, stainless steel appliances and double sink
- \* Light filled sunroom providing the 3rd spacious living area
- \* 3 generous bedrooms to the main home, all with quality carpets and built-in robes
- \* Large and decked pergola with ceiling fan and pull-down café blinds
- \* Semidetached rumpus/games room/bedroom 4 with built-in robe
- \* Generous synthetic lawn covered back yard with established border gardens
- \* Bright main bathroom with separate bath and shower
- \* Single lock-up carport with roller door
- \* 8 solar panels for reduced energy bills
- \* Ducted evaporative cooling plus gas wall furnace to the living room

Sensational opportunity for the growing and established family. Pooraka Oval, Rowe Park, The State Sports Centre and The Dry Creek Linear Reserve are within easy reach for your sport and recreational pursuits. Public transport is just around the corner on Montague Road. Take your pick of Mawson Lakes Shopping Centre or Ingle Farm Shopping Centre for your weekly groceries and The Gepps Cross Homemaker Centre with its specialty shopping and weekly markets. Unzoned schools in the local area include Ingle Farm Primary School, North Ingle School, Ingle Farm East Primary School, Pooraka Primary School & Para Hills School P-7. The local zoned high school is Para Hills High School. Private schools in the area include Endeavour College & The University of South Australia Mawson Lakes Campus, both within easy reach. For more information, contact Jaya Prageeth on 0430 397 878 or Brijesh Mishra on 0430 140 905. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences.

**DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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