

**17 Edie Street, Mansfield Park, SA 5012**



**House For Sale**

Friday, 15 March 2024

17 Edie Street, Mansfield Park, SA 5012

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 658 m2**

**Type: House**



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## Auction | \$695K

Step into this spacious abode boasting 5 bedrooms, 2 bathrooms, two living areas and a single garage. The heart of the home, the kitchen, is equipped with modern amenities, including an induction cooker and dishwasher, making meal preparation a breeze. The kitchen overlooks the formal dining and oversized lounge. The bedrooms are thoughtfully designed, with two featuring built-in robes, while the master bedroom offers a spacious walk-in robe. One bathroom features a convenient two-way design, enhancing accessibility and convenience for your family, while the second bathroom towards the front of the home features a separate WC. Throughout the entire house, enjoy the elegance and durability of laminate flooring. Stay comfortable year-round with the ducted reverse cycle air conditioner to most of the home, ensuring a cozy atmosphere regardless of the season. Outside, discover a garden shed for additional storage and roller shutters on the front windows, offering both security and privacy. Conveniently situated near the city via the North South Motorway, with Frederick Street Reserve and local sporting grounds nearby. Explore shopping and dining options along Grand Junction Road and Hanson Road. Nearby educational facilities include Woodville Gardens Primary and Woodville High School. Key features - 5 Bedrooms or 4 and a study - Master bedroom features a walk in wardrobe - Ensuite has two way access - Two separate living areas - Kitchen with dishwasher and plenty of storage - Ducted reverse cycle AC to most of the home - Undercover decking for entertaining - Roller shutters on front windows - Solar system - CCTV security system and alarm - Garden shed/workshop - Single garage plus extra off street parking

Specifications  
Title: Torrens titled  
Year built: 1959  
Land size: 658sqm (approx)  
Council: Port Adelaide Enfield  
Council rates: \$1,184.30pa (approx)  
ESL: \$99.30pa (approx)  
SA Water & Sewer supply: \$164.77pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629