

**17 Hussey Terrace, Pooraka, SA 5095**



**Sold House**

Tuesday, 15 August 2023

17 Hussey Terrace, Pooraka, SA 5095

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 707 m2**

**Type: House**



Sadeq AlKhalidi  
0861871302



Craig Stirna  
0419037065

## Contact agent

Delightfully nestled on a traditional rectangular allotment of just over 700m<sup>2</sup>, this renovated solid brick home offers a realistic entry point for younger buyers wishing to live on larger allotments, or a great investment option for wise entrepreneurs. Future proof your mortgage investment with the knowledge that the large block offers potential for future redevelopment or subdivision (STCC), while you enjoy the wide open spaces and upgraded interior that this unique offering provides. Sleek timber look flooring, fresh neutral tones and LED downlights flow across a semi open plan living/dining room and adjacent kitchen/meals. There's plenty of space for the family to relax, enhanced by ducted air-conditioning and ceiling fans overhead. Cook in style and comfort with modern facilities including composite stone bench tops, crisp modern cabinetry, recessed double sink, custom tiled splash backs, contemporary appliances, ample pantry space and dishwasher provision. All 3 bedrooms are of generous double bed proportion, offering LED downlights, ceiling fans and soothing natural light through original wide windows. A fully renovated central bathroom offers a welcome luxury for those busy school and work mornings. Stunning floor to ceiling tiles, wide vanity and semi-frameless shower screen feature, while an upgraded walk-through laundry and 2nd toilet complete the amenities. A full width rear verandah offers a great space to entertain outdoors. Sit back and enjoy the vista over the large backyard, where there is so much room for kids and pets to play. There's plenty of secure parking available behind lock-up gates and a large workshop/garage that will appeal to the car enthusiast, collector or hobbyist. 22 solar panels will ensure your energy bills are always low, and an alarm system will provide peace of mind, completing a value packed offering, ideal for the enthusiastic younger buyer or wise investor.

**Briefly:**

- Renovated solid brick home on generous large allotment
- Traditional rectangular block of over 700m<sup>2</sup>
- Sleek timber look flooring, fresh neutral tones and LED downlights
- Generous living room with ample natural light
- Combined kitchen/dining offers composite stone bench tops, crisp modern cabinetry, recessed double sink, custom tiled splash backs, contemporary appliances, ample pantry space and dishwasher provision
- 3 spacious bedrooms, all of double bed capacity, all with ceiling fans
- Luxurious central bathroom with stunning floor to ceiling tiles, wide vanity and semi-frameless shower
- Walk-through laundry with exterior access and under bench appliance space
- Separate 2nd toilet
- Ducted air-conditioning
- Alarm system installed
- Full width rear verandah overlooking large backyard
- 11m x 5m shed/workshop
- Secure off street parking behind lock-up gates
- 22 solar panels for reduced energy bills

Perfectly positioned in a quiet family friendly street, nestled amongst other similar homes. There are various reserves and sporting venues of Pooraka at close at hand including Pooraka Triangle Park, The Pooraka Community Centre and The Dry Creek Linear Reserve, all within walking distance. Lindblom Park and the State Sports Centre are also within easy reach and public transport on Main North Road is a short walk away. Local schools include Pooraka Primary, a short walk away, Ingle Farm Primary, Mawson Lakes School, Northfield Primary and Blair Athol North Primary. The zoned high school is Roma Mitchell Secondary College and The University of South Australia, Mawson Lakes Campus is also in the local area. Take your pick of Mawson Lakes Shopping Centre or Ingle Farm Shopping Centre for your weekly groceries, with the Gepps Cross Lifestyle Shopping Precinct and the Adelaide Produce Markets also close by.

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

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**Property Details:** Council | SALISBURY Zone | GN - General Neighbourhood \\ Land | 707sqm (Approx.) House | 205sqm (Approx.) Built | 1965 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa