

17 Merriwa Road, Sheidow Park, SA 5158



Sold House

Saturday, 25 November 2023

17 Merriwa Road, Sheidow Park, SA 5158

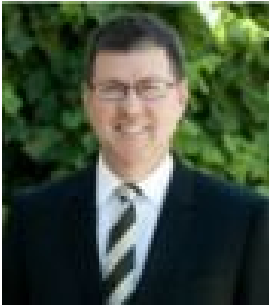
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 146 m2

Type: House



Mike Phillips
0417038687

\$735,000

**** Under Contract **** Open for Inspection : Saturday, 2nd of December from 10-10:30am. No other viewing opportunities are available. Offers close at 12 noon on Monday, 4th of December. Located in the popular Southern Adelaide Suburb of Sheidow Park, this home has been all freshened up and styled for sale and is expected to sell within a short timeframe. This home was built in 1982 on a 579 sqm block (18.3m wide by 30.8m deep) and will attract the attention of 1st homebuyers, buyers looking for their next home and also investors looking to commence or add to their investment property portfolio. This well maintained home is conveniently situated close to local schools, shops and bus routes. The main features of this property are: * 3 bedrooms (main with ensuite bathroom, 2 with built-in robes) * 2 bathrooms (ensuite to main bedroom and a main bathroom) * ducted cooling, split system airconditioning and a combustion heater * L-shaped lounge and dining room * kitchen with a dishwasher and breakfast bar * a family room adjacent to the kitchen * an outdoor entertaining area * drive through access to a large shed and a small shed * lawn and garden out the front and easy care backyard lawn and garden. This property is an ideal first or next home or investment property and its features will provide the new owners with an abundance of enjoyment for many years to come. The current rental return has been appraised by a Property Manager at \$650-\$700 per week. Council rates (Marion) : \$1,402.69 per year SA Water : \$155.56 per quarter plus water usage costs Emergency Services Levy : \$264.50 per year before any remissions or concessions Contact the Agent to register your interest in this well presented property and make sure this address is right at the top of your Open Inspection List! All information contained herewith, including but not limited to the general property description, price and the address, is provided to Andrew and Co Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.