

18 Irwin Street, Mansfield Park, SA 5012

House For Sale

Tuesday, 23 April 2024

18 Irwin Street, Mansfield Park, SA 5012

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 330 m2

Type: House



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Auction on site 11th day of May @ 10.30am

Popular location! Every convenience is nearby. Circa 2008. Modern home with all the conveniences you'd expect. The home has good street appeal, red brick quoins, pitched roof with gables, tiled roof and heritage fencing with cement pillars and black tubular inserts, plus a brick paved driveway that leads to the single lock up garage. Established front garden setting that all comes together nicely. Inside the home offers three bedrooms and the main bedroom has both an ensuite bathroom and a walk in robe. Bedroom one is located at the front of the home, overlooks the front garden setting, and in addition a split system air-conditioning unit and a ceiling fan assists with climate control. Bedroom two and three can each accommodate a double bed if required. Bedrooms two and three have built in robes offering good storage space. The main bathroom is centrally located in the home and near bedrooms two and three plus the living area. The main bathroom is a three way in design, a separate vanity powder room, a separate 2nd toilet and a separate bathing room with a bath and a shower with glazed screen. Open plan living area and dining area + kitchen. The kitchen has a big breakfast bar, room for four bar stools and ideal for meals on the run and additional dining area when required. The cooking appliances include a gas hot plate, electric under bench oven, overhead range-hood. Lots of storage space with ample cupboards and a pantry cupboard. Vast working area with bench space for meal preparation. The dining area is adjacent and a six piece setting comfortably fits. Opposite is the family living room, the sofas, coffee table and flat screen TV are all accommodated easily. A second split system air-conditioning unit services this entire open area comfortably. From the family room you can access the rear yard. A full width verandah offers full weather protection across the back of the home, it's a great area for outdoor entertaining and a family BBQ. The rear yard is established and easily maintained. Other features, Neutral decor throughout the home. Ceramic tiled flooring features from the entry foyer through to the family/dining and kitchen. Roller shutters to main windows. Solar panels for low energy bills. A security alarm and front security door. Ceiling fans in bedroom one and the family room. The garage is under the main roof, having an internal access door to the home. The garage has a remote panel lift up door. Additional off street parking for one vehicle on the drive. Insulated ceiling + external walls. Instant gas hot water unit. The immediate location is so close to, The Parks Community centre that offers a public heated swimming pool, a gym and additional recreational services. Regency Park golf course + tavern for meals. Regency Park International TAFE college. Easy access to the Northern / Port expressway. Approximately 9klm from the CBD, and easy drive to the beach. Local shopping at Arndale and many cafes and restaurants are located nearby. Schools - Ridley primary and St Patrick's. Public transport with the bus off Trafford Street Mansfield Park that takes you to the interchange at Arndale and to the city, Port Adelaide + Semaphore or the circle line. The property is offered for sale by public Auction the 11th day of May 2024 at 10.30am. Bidders registrations commence on the day from 10am. Terms and conditions for the auction are displayed three business days prior auction at 685 Port Road Woodville Park and a further 30 minutes the day of auction from 10am. On the fall of the hammer a portion of the sale deposit must be paid! \$10,000.00 and the balance paid the next business day thereafter.