

**18 Larsson Street, Pooraka, SA 5095**

**Boffo**

**House For Sale**

Wednesday, 12 June 2024

**18 Larsson Street, Pooraka, SA 5095**

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 300 m2**

**Type: House**



Kuldip Dudi  
0882697711



Paul Leombruno  
0882697711

## Auction \$595,000

**Auction Location: On Site** Located in Pooraka, this three-bedroom home offers a superior ambiance, perfect for those seeking an easy-going, low-maintenance lifestyle. With its manageable 300m<sup>2</sup> (approximate) allotment, this property caters perfectly to those desiring a low-maintenance lifestyle without compromising on space or comfort. Inside, the home features three inviting bedrooms and an open-plan living area that seamlessly flows onto the outdoor entertainment space. An additional lounge room adds to the sense of space, creating a spacious and welcoming atmosphere. This residence presents a rare opportunity for first-time buyers, downsizers, and savvy investors alike. Its blend of modern living, ease of maintenance, and sought-after location make it a true gem in the heart of Pooraka. Whether relaxing indoors or entertaining outdoors, this property offers the perfect backdrop for enjoying the quintessential Australian lifestyle. Features that make this home special:- Master bedroom with walk-in robe- Two good-sized bedrooms, bedroom 2 with built-in robes - Kitchen featuring ample cupboard space, gas cooktop, and dishwasher - Light-filled kitchen, dining, and living area with bay window and glass sliding doors creating seamless flow through to the outdoor entertaining area- Separate lounge room with ceiling fan and split system air-conditioning - Contemporary bathroom with bath and shower- Separate toilet for added convenience- Laundry with storage and exterior access- Paved undercover verandah with low-maintenance rear garden- Garden shed - Ducted air-conditioning Located in close proximity to all amenities including parks and reserves and just minutes away from public transport options and a variety of schools including Roma Mitchell Secondary College, Pooraka Primary School and St Pauls College. Only a short drive to Ingle Farm Shopping Centre, Mawson Lakes Shops and all the shopping and entertainment that Tea Tree Plaza has to offer. All this and less than 12km (approximately) to the Adelaide CBD. All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174