

**18B Stanley Street, Tranmere, SA 5073**

**HARRIS**

**House For Sale**

Tuesday, 16 January 2024

18B Stanley Street, Tranmere, SA 5073

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 357 m2**

**Type: House**



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Clinton Nguyen  
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**\$950k-\$1.03m**

Best Offers by 10am Tuesday 30th of January On the hunt for fresh beginnings and a sparkling new haven to call home? Then look no further than this bright and airy property packed with everyday function and form set to make ambitious new buyers, young couples, growing families and even leafy east-loving downsizers thrilled with what could be. Spilling with light and flowing with family-friendly practicality, this familiar 3-bedroom footprint blooms with lifestyle ease from start to finish. With an utterly beautiful entertaining hub that sees the stone-topped designer kitchen, living, dining and chic outdoor alfresco combine for one superb social scene – hosting friends for fun-filled get-togethers, whipping-up delicious family dinners, or just basking in fresh air for idyllic morning coffee routines and sunny lunches set the tone for a little slice of magic. Thoughtful interior design sees an open-air study at entry followed by the spacious, soft-carpeted master bedroom featuring walk-in wardrobe and luxe ensuite, while two more ample-sized bedrooms, both with handy built-in robes, sit opposite the light-filled bathroom. Together with powerful ducted AC for year-round comfort, compact laundry, low maintenance backyard with lush lawn and secure garage, 18B Stanley Street meets all your modern household needs primed for all ages. Wonderfully positioned in this thriving pocket of the east where popular parks, reserves and schools are but a stone's throw from your front door, along with the bustling Firlie Plaza & Kmart delivering all your shopping essentials, as well as great proximity to the scenic Morialta Reserve and iconic Parade Norwood blend weekend adventure with vibrant, cosmopolitan action... there's no reminder needed here as to the beautiful, long-term appeal and exciting family-friendly purpose on offer. Features you'll love:– Light-filled open-plan entertaining with effortless alfresco flow combining beautiful indoor-outdoor living potential– Sparkling designer chef's zone featuring stone bench tops and breakfast bar for casual eats, abundant cabinetry, subway tile splashback, WIP, and gleaming appliances including dishwasher– Generous master bedroom with plush carpets, ceiling fan, WIR and private ensuite– 2 additional ample-sized bedrooms, both with ceiling fans, BIRs and soft carpets– Bright and airy main bathroom featuring separate shower and bath, as well as adjoining WC for added convenience– Practical laundry, zoned ducted AC, and open-air study/home office at entry– Sunny, low maintenance backyard with lush lawn, neat frontage and secure single car garage Location highlights:– Moments to East Torrens Primary and zoned for Morialta Secondary for easy morning commutes with the kids– Close to parks and reserves, popular gyms and tennis courts, as well as the scenic Morialta Reserve for enriching weekend walks and hikes– A stone's throw to the bustling Firlie Plaza & Kmart for all your shopping essentials, a quick 8-minutes to the vibrant Parade Norwood, and a tick over 10-minutes to Adelaide CBD Specifications: CT / 6272/74 Council / Campbelltown Zoning / GN Built / 2022 Land / 357m<sup>2</sup> Frontage / 8.62m Council Rates / \$1,393.07pa (approx) Emergency Services Levy / \$138pa (approx) SA Water / \$162.74pq (approx) Estimated rental assessment / \$670 to \$700 per week / Written rental assessment can be provided upon request Nearby Schools / East Torrens P.S, Morialta Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate 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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409