

# 1A Harcourt Street, Mansfield Park, SA 5012

## House For Sale

Friday, 10 May 2024

1A Harcourt Street, Mansfield Park, SA 5012

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Jake Theo  
0422959650



Vincent Doran  
0466229880

## Auction 2pm 26/5/24

Auction Location: On Site Beautifully presented, this light filled home ticks all the boxes for both family living and for those who love to entertain. Built in 2005, this spacious abode offers excellent accommodation, comfortability, and low maintenance living with a roomy and well thought out floorplan in which every member of the family will find their own personal space. Move-in ready, this delightful abode offers up to four generous bedrooms, fully equipped bathroom, modern open plan living, kitchen and dining, lock up carport, and a generous backyard with outdoor gazebo for entertaining. Appealing to first home buyers, professional couples, small families or investors alike, this is the perfect opportunity to purchase a home that caters to busy lifestyles without compromising on comfort. Everything that is desired and required for easy care living, sits on this perfect 370sqm allotment, in an exciting suburb that is only set to soar. Features to note: • Electric front gate • Electric lock-up carport • Ample off-street carparking • Split system reverse cycle air conditioning (x4 units) • Walk-in robe to bed 1 • Built in mirrored robes to bed 3 • Fourth bedroom or second living space • Open plan kitchen, living and dining • Gas cook top • Bosch Super Silencer dishwasher • Dual sink with filter tap • Separate toilet • Full sized bathtub • Garden shed • Separate laundry with rear access • Electric shutter to rear bedroom • Low maintenance gardens • Outdoor undercover entertaining

Shopping and Conveniences: • 7-minute drive to Woodville Park Railway Station • 5-minute drive to Arndale Shopping Centre; 8-minutes to Port Adelaide Plaza Shopping Centre, or 10-minutes to Churchill Shopping Centre • 14-minutes to Westfield West Lakes Shopping Centre • Ample bus stops along Hanson or Grand Junction Roads

Attractions and Entertainment: • The Parks Recreation and Sports Centre • Reg Robinson Reserve and playground • West Croydon Football Club • Regency Park Golf Course • Regency Skate Park • HOYTS movie theatre • 11 minutes to Semaphore Beach • 17 minutes to the bustling CBD

Schooling: • Zoned to Woodville High School • Walking distance to St Patrick's and St Joseph's schools (private) • Minutes to many other such as Portside Christian College, Whitefriars Catholic, • 6-minutes to TAFE SA Regency Campus

Method of Sale: • Auction On Site at 2:00pm, Sunday 26th May 2024

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