

**1A Wandina Avenue, Pooraka, SA 5095**

**CENTURY 21**

**House For Sale**

Friday, 15 March 2024

1A Wandina Avenue, Pooraka, SA 5095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 373 m2**

**Type: House**



Andy Bui

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## AUCTION

I'm offering this beautiful home in one of the most prime locations in the North! If you're looking for a piece of real estate that will continue to grow with the family, I'm highly suggesting this home for you. Overall, this home offers a balance of practicality and comfort, with thoughtful design elements that enhance both functionality and liveability. In the heart of Pooraka, just 12kms from the CBD, I present this fantastic 3 bedroom, 2 bathrooms, 2 living areas and double garage home. What you'll love about this home:

- Providing ample space for a small family or individuals needing extra rooms for guests, a home office, or hobbies.
- The design feature ensures that the bedrooms are secluded from the main living areas, providing a quiet and private retreat for residents.
- Having two bathrooms is convenient for both residents and guests, reducing morning traffic and providing privacy.
- Two separate living areas offer flexibility in how the space is used. One could serve as a formal living room for entertaining guests, while the other might be a more casual family room for everyday relaxation.
- The home is well-maintained and organised, with an open layout that promotes a sense of spaciousness and flow between rooms.
- Double garage is a valuable feature, providing secure parking for two vehicles and potentially additional storage space.

These are just some of the wow factors about this home. Location is key and this property unlocks all the amenities. Sitting on the corner of Wandina Avenue and Priscilla Road allowing accessibility to public transport is within metres to Quinlivan Road and Bridge Road. Plenty of choices for education starting with the ever-popular Pooraka Community Kindergarten with other schooling nearby such as Roma Mitchell, Pooraka Primary and Ingle Farm Primary and others. How important is having space but not having to maintain it? Sporting facilities and reserves are a consideration when choosing the right place to live. You are within metres to Lindblom Park where you can participate in Aussie Rules Football, Soccer, Tennis, Netball, and other sporting facilities. This lovely home is all about the balance of practicality and comfort. Don't miss the chance to be in one of the North's hidden suburbs. Hesitate and you will miss out. Contact me on 0433 337 776 and have a chat about how you can secure this property.

Property Description: Land size | 373sqm approx House size | 156sqm approx Year built | 2008 Certificate of Title | 6000/651 Title | Torrens Titled Council | Salisbury Auction The Vendor's Statement (Form 1) will be available for perusal by members of the public:

- (A) at the agent's office for at least 3 consecutive business days immediately preceding the auction and
- (B) at the place of the auction for at least 30 minutes immediately before the auction commences

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