

# 20 Raffen Court, Pooraka, SA 5095

## Sold House

Friday, 19 January 2024

20 Raffen Court, Pooraka, SA 5095

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 490 m2

Type: House



Ben Gow

0490532738

**\$670,000**

Ben Gow is proud to present 20 Raffin Court, Pooraka. Say hello to an inviting 3-bedroom abode in the sought after Montague Farm estate, offering the perfect setting for those who value comfort, space and low-maintenance living. With excellent street appeal, this home warmly invites first home buyers, downsizers or an investor looking for a great rental yield. A sought-after location close to a variety of shops, parks and schools. A classic brick facade with double garage, ample parking plus a tidy front garden which creates an inviting entrance. Step Inside and follow the hallway to the heart of the home, the open plan kitchen/family and dining area. The kitchen is functional and spacious, featuring a gas cook-top, ample storage, and a large window that bathes the space in natural light. The adjoining open-plan family and meals area becomes the perfect setting for family gatherings. The nearby adjoining lounge room welcomes you with a cosy and homely feel, complete with floating floor and a ceiling fan. Glass sliding doors leads you to a well-sized and low-maintenance outdoor space, complete with a lengthy verandah that spans the entire width of the home. Whether it's a sunny day or a rainy afternoon, the undercover shelter allows you to embrace the outdoors year-round. Completing the picture is a detached shed with power to provide the perfect storage solutions. Explore three well-sized bedrooms, with the master featuring a walk in robe and direct access into the main bathroom. Here, the bathroom exudes a light and airy ambience, complete with ample storage, a built in bath, generous shower and separate toilet making those busy mornings a breeze. Check me out:- Freshly painted throughout- Torrens Titled home, built in 1994- Three well sized bedrooms- Master bedroom with walk in robe- Main bathroom with built-in bath, shower, and separate toilet- Open plan kitchen and dining area- Functional kitchen with ample storage and gas cook-top- Adjoining lounge with glass sliding doors to backyard and entertaining area- Low-maintenance backyard with verandah and powered garden shed- Secure parking garage- Split system heating and cooling- Ceiling fans to bedrooms, dining, and lounge- And so much more... Don't miss out, call me for more information - Ben Gow on 0490 532 738. I look forward to meeting you at the first open home!

Specifications: CT / 5150/935 Council / Salisbury Zoning / GN Built / 1994 Land / 490m<sup>2</sup> Frontage / 14m Council Rates / \$1865.50 pa Emergency Services Levy / \$134.65 pa SA Water / \$310.42 pq Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Pooraka P.S, Ingle Farm P.S, North Ingle School, Ingle Farm East P.S, Para Hills H.S

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