

# 20 Tatura Court, Craigmore, SA 5114



## Sold House

Monday, 23 October 2023

20 Tatura Court, Craigmore, SA 5114

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 733 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$570,000**

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*Virtual Tour Link: <https://my.matterport.com/show/?m=HSwAo7L8p3s>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this stylish, contemporary home that offers four bedroom, two bathrooms, multiple living areas and a long list of must-have features. This house is perfect for homeowners that want a cosy home to come back to as well as those who love to kick back and entertain guests. First to greet you as you arrive at the address are easy-care gardens a double driveway and a classic red brick facade. Once you've parked your car in the double carport, you can then step inside to discover the well-maintained layout with ducted evaporative air-conditioning, hybrid floating floors and down lights throughout the home. The layout has been designed for easy-care living with a functional floor plan that will impress around every turn. On offer are four good-size bedrooms, with the master suite set at the front for added privacy and boasting a walk-in robe and en-suite. The three guest bedrooms are set at the rear along with a central bathroom with a shower, bath, vanity and toilet. The generous proportions continue into the light-filled living areas with a large lounge room and dining room set at the front of the home, as well as a family and meals space open plan to the kitchen. Both areas have easy access to the generous outdoor entertaining area through sliding doors, perfect for indoor-outdoor living. The galley kitchen is a true home chef's dream, with plenty of storage room in the quality cabinetry and walk-in pantry. There are modern appliances including a Westinghouse electric oven, dishwasher and retractable rangehood. You are also treated to a 1.5 sink with PuraTap and a mixer tap, plus easy to clean tile and stainless steel splashback. The expansive outdoor entertaining area sits under a flat roof verandah and overlooks the well-manicured backyard with a rainwater tank on hand. There is a double carport with trailer/boat access, an automatic roller door for safe and secure storage for your cars, plus a single garage that could be used as extra vehicle storage or a workshop with benches already inside. More features you are sure to love:

- Ducted evaporative air-conditioning throughout
- New hybrid floating flooring in the living areas and bedrooms
- New light fittings and switchboard
- Roller shutters and security doors for peace of mind
- Rinnai instant gas hot water system
- Spacious internal laundry with external access
- Double carport, separate garage plus a shed
- 25,000L rainwater tank
- NBN ready

The central location places you within easy reach of a selection of great schools including Elizabeth Downs Primary School and Craigmore High School. Sporting fields are close by, as is Craigmore Park with Smith Creek and Browne Playground. You can be at Munno Para Shopping City or Elizabeth City Centre in just 8 minutes. Plus major roads are within easy reach, connecting you to all you could need including the Adelaide CBD which is 50 minutes away. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1984 (approx) Land Size / 733sqm (approx) Frontage / 20m (approx) Zoning / HN-Hills Neighbourhood Local Council / City of Playford Council Rates / \$1,955.65 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$119.55 pa (approx) Estimated Rental / \$490-\$530pw Title / Torrens Title 5367/234 Easement(s) / Nil Encumbrance(s) / To SA Urban Projects Authority Internal Living / 181.3sqm (approx) Total Building / 327.9sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/St95Cf> Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.