

**23 Coolibah Avenue, Craigmore, SA 5114**



**Sold House**

Tuesday, 15 August 2023

23 Coolibah Avenue, Craigmore, SA 5114

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 280 m2**

**Type: House**



George Abbott (RLA - 186875)

**\$410,000**

Imagine this is your First Home. Or is this the start of your investment portfolio. This delightful 3 bedroom villa, has all the basics and many more mod-cons. Located on a slight rise and with easy walking access to parks and main roads, yet nestled in the end of a quiet cu-de-sac for security. Features include: \* 3 bedrooms, (2 with B.I.R's) \* Spacious rear open-plan living and dining \* Sliding door access to the rear verandah / patio area \* Kitchen with free standing gas stove & breakfast bar \* Ducted evaporative air conditioner with gas heating \* Remote door single carport \* Inground timer controlled watering system for front yard and lawns \* Low maintenance front & rear yards \* 280m<sup>2</sup> allotment \* Paved rear patio area \* Garden / tool shed (lockable) \* Main bathroom with bath, vanity & shower. W.C separate alongside laundry \* Instant gas hot water system \* Previously tenanted & current expectation is \$400 p/w This could sell fast if the right offer appears so don't delay. All written offers presented and best offer expressed by owner will be negotiated &/or contracted. All welcome to open inspections. Although every effort has been made for accuracy HOT Property Real Estate and the owner suggest that you conduct any inspections, measurements, photos and/or reports that you intend to rely on.