

**23 Kirrawee Drive, Redwood Park, SA 5097**

**HARRIS**

**House For Sale**

Thursday, 9 May 2024

23 Kirrawee Drive, Redwood Park, SA 5097

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 653 m2**

**Type: House**



Simon Welford  
0406572543



Matt Lange  
0466636119

**\$640k**

Situated in the picturesque north-eastern foothills, this charming property offers comfort, convenience, and plenty of backyard space for first home buyers and young families to grow and prosper. The home features three good-sized bedrooms (master with built-in robe), renovated kitchen and plenty of natural light. Investors will note the generous 653sqm block of valuable land with approx. 19.3m frontage, offering scope to develop the block in future (STCC). Features we love: Split system heating and cooling in two bedrooms Gas cooking & hot water Large garage, carport and separate garden shed Sprinkler watering system to keep the lawns lush The location is superb with Banksia Park International High School nearby, local bus routes on Hancock Road, multiple shopping villages within 5 minutes' drive, plus Tea Tree Plaza and the O-Bahn a short commute away. Don't miss the opportunity to secure this beautiful home! Specifications: CT / 5448/84 Council / Tea Tree Gully Zoning / GN Built / 1974 Land / 653m<sup>2</sup> Council Rates / \$1,417.80pa Emergency Services Levy / \$117pa SA Water / \$254pq Estimated rental assessment: \$500 - \$550 p/w (Written rental assessment can be provided upon request) Nearby Schools / Banksia Park School R-6, Ridgehaven P.S, Surrey Downs P.S, Redwood Park P.S, Banksia Park International High School Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409