

# 25 Lincoln Crescent, Pooraka, SA 5095

## House For Sale

Wednesday, 17 April 2024

25 Lincoln Crescent, Pooraka, SA 5095

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 710 m2

Type: House



Mark Lands  
0402209563



Tyson Benbow  
0490354781

## Auction

On offer is this beautiful triple fronted, basket range home that is ideally situated in the heart of Pooraka and is beautifully maintained. Nestled on an expansive allotment of approximately 710 square meters, this home suits a diverse range of potential buyers. Boasting three bedrooms, a lovely living area, and a spacious backyard, this property is bound to leave a lasting impression. Delightfully nestled in a well planned residential neighbourhood, this home is within close proximity to many desired amenities. Parks and playgrounds are close at hand and a quiet reserve is located only a stone's throw away. Local shops are nearby for your daily conveniences and the Mawson Lakes Shopping Centre will provide for your weekly groceries, plus the Gepps Cross lifestyle Shopping Centre and weekly markets are just down the road. Local schools include Para Hills Schools, Ingle Farm Primary and Valley View Secondary with the University of South Australia, Mawson Lakes Campus attractively close. More to love: > Three good sized bedrooms with built-in robes to bedrooms two and three. Bedroom three also offers a ceiling fan. > The lovely formal lounge room features a ceiling fan and provides you with the perfect space to relax and wind down with loved ones. > The inviting open plan kitchen and dining room offers a split system air conditioner and heater, ensuring comfort is brought to the home. > The kitchen is equipped with a gas cooktop, Puratap, ample cabinetry, and valuable breakfast bar seating. > Step outside to the spacious backyard where you will encounter well established gardens, plenty of lawn for the kids and pets to play as well as a large verandah, perfect for hosting family and friends. > Neutral bathroom which includes a shower, a bath, a vanity and a separate toilet. > Carport with parking space for two vehicles. > Two generously sized sheds for all your storage needs. > Laundry with built-in cabinetry. Certificate of Title | 5576 / 563 Title | Torrens Title Year Built | 1968 Land Size | 710 sqm approx Frontage | 18.3 meters approx Cooktop | Gas Council | City of Salisbury Council Rates | \$424.73 pq Water Rates | \$153.70 pq All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.