

**25 Mitchinson Grove, Pooraka, SA 5095**



**House For Sale**

Monday, 27 May 2024

25 Mitchinson Grove, Pooraka, SA 5095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 301 m2**

**Type: House**



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## Auction On-Site Saturday 15th June 12:30PM

Delightfully located in a dress circle location adjacent a verdant reserve and creek, this stylish 1995 constructed family home offers spacious and bright living areas that flow effortlessly across an open plan design. Younger buyers, wise investors and clever downscalers will all be interested in this appealing property, so be quick to view this exciting offering. Relax and enjoy open plan living in a spacious, tiled family/dining room. Freshly painted neutral tones and abundant natural light create the ambience to this stylish setting. A bright, functional kitchen overlooks the family room and features double sink filled water, crisp white cabinetry, wide breakfast bar, stainless steel appliances and ample cupboard space. Entertain outdoors under a fullwidth rear verandah and adjacent alfresco verandah. Cook up the barbecue as the kids to play on a spacious lawn covered rear yard, in this neat sweet and tidy, easy care setting. All 3 bedrooms are of generous proportion, all offering quality carpets. The master bedroom features an ensuite bathroom and walk-in robe. Bedroom 2 offers direct bathroom access, bedroom 3 has a built-in robe. Appealing wet areas include a bright main bathroom with deep relaxing bath, a separate toilet and separate laundry. An oversize single garage with auto roller door will securely accommodate the family car, plus there is room to park another vehicle in the driveway. Ducted evaporative cooling throughout and a split system to the family room will ensure your year-round comfort, while a 22 panel solar system ensures your electricity bills will always be low. A great opportunity awaits! Briefly:

- Refreshing, modern home in a low traffic, dress circle location
- Botanic outlook to the adjacent creek and reserve
- Crisp tiled floors & fresh neutral tones through the living areas
- Open plan family/dining room with split system air conditioner
- Modern kitchen overlooks family/dining
- Kitchen features double sink filled water, crisp white cabinetry, wide breakfast bar, stainless steel appliances and ample cupboard space
- 2 outdoor living verandahs overlooking lawn covered rear courtyard
- 3 generous bedrooms, all of double bed capable, all with quality carpets
- Master bedroom with ensuite bathroom and walk-in robe
- Bedroom 2 with direct bathroom access
- Bedroom 3 with built-in robe
- 2 way bathroom with deep relaxing bath
- Separate toilet and laundry
- Oversize single garage with auto roller door (interior and exterior access doors)
- Ducted evaporative cooling
- Split system air-conditioner to the family room
- 22 panel solar system

Perfect for younger home buyers, downscalers or investors. Delightfully located in a low traffic street with a pleasant reserve outlook to the adjacent linear reserve, creek and ponds. Local shopping is just down the road, with Mawson Lakes & Ingle Farm Shopping Centres available for your weekly groceries, along with the Gepps Cross Lifestyle shopping precinct also close at hand. Local unzoned primary schools include Pooraka Primary, Ingle Farm Primary, Northfield Primary, Ingle Farm East and North Ingle School. The zoned secondary school is Roma Mitchell Secondary College. Local private schooling can be found at Endeavour College, St Martin's, St Pauls and Prescott College. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au). Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Ray White Norwood are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection.

Property Details: Council | Salisbury Zone | GN - General Neighbourhood \\ Land | 301sqm (Approx.) House | 167sqm (Approx.) Built | 1995 Council Rates | \$TBC pa Water | \$TBC pqESL | \$TBC pa