

**25C David Avenue, Mitchell Park, SA 5043**



**Sold House**

Friday, 3 May 2024

25C David Avenue, Mitchell Park, SA 5043

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 271 m2**

**Type: House**



Sue Dolling

0437821601



Greg Cram

0885866831

**\$795,000**

This modern villa home built in 2014 has a lot on offer for many. The front yard has been set up with professionally laid turf to minimise the workload for the home owner. On entry you will find a well lit spacious study nook. With 3 bedrooms, the master is carpeted with ensuite and WIR, the other 2 bedrooms carpeted with BIR. Ducted and zone controlled split system AC. As you meander down the long corridor, there is a small outdoor alcove perfect for a fernery and provides the main bathroom, laundry and home with abundant light. There is a monitored doorbell, introducing your guests on a screen before you open the door. A remote single car roller door carport also offers security and direct entry into the home. The Backyard hosts a good size paved pergola with polycarbonate style roofing, providing both light and shelter for all seasons and a small lawned area with neat hedge and clothesline. A medium modular RWT helps save on your water bills, as it's plumbed to your toilets. A bonus to this villa is the access down the side of the home from front to back, keeping backyard cleanups outside the home. Whether you are a first home buyer, Investor or Professionals wanting a home close to the city or surf, the position of this home offers it all. Close to Flinders University, Flinders Medical Center, Marion Shopping Center, Park Holm Shopping Complex, Oaklands Reserve and so much more. A very neat home, low maintenance gardens, a compact block but so much to offer - If you've been holding off for the right home, this could be it. (Torrens title - council rates \$1562pa 2023/24) Disclaimer: While we have made diligent efforts to ensure the accuracy of the information provided, we assume no responsibility and disclaim any liability for errors, omissions, or inaccuracies. It is recommended that potential buyers conduct their own inquiries to validate the information presented herein.