

**27 Priscilla Road, Pooraka, SA 5095**



**Sold House**

Friday, 11 August 2023

27 Priscilla Road, Pooraka, SA 5095

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 722 m2**

**Type: House**



Gary Musolino

0883378000

**\$685,000**

An opportunity not to be missed, if you are looking for a home to live in, an investment property or maybe a re-development opportunity (subject to all necessary consents); this one owner family home is for definite sale due to a retirement move and will fit in to all those categories. As true as a home could be with such a honest homely feel throughout. There's a large living /dining/family space with a huge picture window letting in the northerly winter sunshine, it also has the kitchen right adjacent for ease for entertaining guests. The rear wing consists of 3 good size bedrooms, bed 2 with a split system air-conditioner and bedroom 1 with a wall air-conditioner. The bathroom, toilet and laundry are all separate; there's a 3 year old (approx.) heat pump hot water service and the home has a 12 panel solar system to keep your energy accounts in check. This is where we leave the inside of the home and discover so much more - this home is a handy person's dream, a huge auto panel-lift doored garage with extra rear storage space and then another storage shed as well. Also don't overlook the lengthy auto roller door carport for a couple of cars on top. There's a nice lawn out the back for kids and pets, a rear verandah for barbeques and good times. In such a great location so close to many parks and reserves. You have Desmond Avenue Park just around the corner, Bentley Green, Lindblom Park and more. Approximately only a 5 minute drive to Ingle Farm Shopping Center with Coles, Aldi, K-Mart, Post Office and many specialty shops and cafes. Buyers note: The vendor has given clear instructions to the Agent that they will not consider offers prior to the Auction. If you're interested in this property you will need to register to bid at the Auction. Year Built: 1963 approx. Land size: 722sqm approx. Frontage: 21.3m approx. Council Rates: \$1665.60 per annum approx, SA Water Rates: \$153.70 per quarter approx. E.S.L: \$91.60 per annum approx. The Vendors Statement (Form 1) will be available for perusal by members of the public:- (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. \*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 property's land size, floorplans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice