

2B Poole Avenue, Hampstead Gardens, SA 5086

House For Sale

Thursday, 16 May 2024



2B Poole Avenue, Hampstead Gardens, SA 5086

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 336 m2

Type: House



Gerry Manning

Auction- Saturday 8th June at 12pm

Delightfully located in a fabulous area, close to local transport, schools and shopping, this refreshing 2 storey residence offers both formal and casual living areas across a clever, modern design where up to 4 generous bedrooms present an appealing lifestyle option for the owner occupier or wise investor. Crisp floating floors, fresh neutral tones and quality downlights create a bright, contemporary ambience that flows effortlessly throughout a generous ground floor. A spacious gallery style entrance hall and adjacent formal lounge offers an impressive area to receive your guests, while a large combined family/meals provides casual comfort for everyday living. A refreshing modern kitchen overlooks the family room and features stone look bench tops, tiled splash backs, crisp modern cabinetry, stainless steel appliances, double sink and island breakfast bar. A handy bedroom 4/formal dining room is indeed a valuable inclusion. Sliding doors from the family room offer seamless access to a generous rear yard where there is plenty of space for the kids to play and ample room for your future outdoor improvements (STCC). Upstairs offers 3 more bedrooms and a cosy upper lounge, perfect for the kids or your personal study. All 3 bedrooms feature fresh quality carpets and robe amenities. The master bedroom offers a walk-in robe and ensuite bathroom. Bedrooms 2 & 3 both have built-in robes with mirror panel doors. 2 spacious bathrooms provide modern and appealing amenities while a walk-through laundry with exterior access completes the utilities. Ducted reverse cycle air-conditioning, a solar system, under stair storage, single garage with auto roller door and rear access roller door, rainwater tank plus ample off-street parking complete a value packed offering that will appeal to investors and home buyers alike. Briefly: * Refreshing modern 2 story Home on generous 336m² allotment * Up to 4 spacious bedrooms and 3 separate living areas * Wide gallery style entrance hall * Delightful formal lounge adjacent the entrance * Crisp floating floors, fresh neutral tones and quality downlights * Large, light filled family/meals with kitchen adjacent * Kitchen features stone look bench tops, tiled splash backs, crisp modern cabinetry, stainless steel appliances, double sink and island breakfast bar * Ground floor formal dining/bedroom 4 * Generous low maintenance rear yard with ample room for future outdoor improvements (STCC) * 3 spacious bedrooms to the upper level, all with quality carpets and robe amenities * Master bedroom with walk-in robe and ensuite bathroom * Bedrooms 2 and 3 with built-in robes (mirror panel doors) * Clever 3 way bathroom with open vanity to the upper level * 2 way bathroom/ powder room to the lower level * Bright walk-through laundry with exterior access * Ducted reverse cycle air-conditioning * Solar system installed * Single garage with auto roller door and rear access roller door * Ample off-street parking and turnaround area * Under stair storage area * Instant gas hot water service * Rainwater tank Ideally located close to major parks and reserves including Klemzig Reserve with Gaza Sports and Community Club, playgrounds and public open space, perfect for your exercise and leisure. Public transport is at your doorstep on Muller Road and North East Road. Hampstead Primary is an easy walk away, while Hillcrest Primary, Vale Park Primary, and Klemzig Primary Schools are all within easy reach of the property. Local shopping at Greenacres Shopping Centre is conveniently located a short walk away. This property will attract the attention of investors, developers and those looking to purchase and reside. Be quick to inspect! Specifications: CT Reference / 6006/339 Council / City of Port Adelaide Enfield Zone / General Neighbourhood Year Built / 2012 Land Size / 336 m² approx Council Rates / \$1,405.10 per annum SA Water Rates / Supply \$74.20 & Sewer \$107.45 per quarter + usage Emergency Services Levy / \$155.80 per annum Professionals Manning Real Estate 265 North East Rd Hampstead Gardens SA 5086. Professionals Manning Real Estate is proud to service the Adelaide Real Estate market. If you are thinking of selling or leasing you should give the team a phone call on 82666052 to arrange a free no obligation market opinion. RLA 281289 Disclaimer. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Professionals Manning Real Estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 281289 AUCTION. The property is being offered to the market by way of Auction, unless sold prior. Auction Pricing- At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction

commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. RLA 281289.