

**3 Benjamin Street, Manningham, SA 5086**



**Sold House**

Tuesday, 15 August 2023

**3 Benjamin Street, Manningham, SA 5086**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 778 m2**

**Type: House**



Warwick Haseloff

0488238753

**\$950,000**

Fully renovated 3 Bed, solid brick, character home on a good size block, this is rare earth, located close to desirable facilities including Parks, Schools, Shopping and Transport, think of the lifestyle you can enjoy here. Jacaranda lined street in this blue ribbon suburb surrounded by other quality homes and only 6kms to the City CBD, the Adelaide Oval and the fabulous Torrens Riverbank Precinct. This gem is ready to move into now! Providing ample scope to extend and add your own style if desired. Features we admire; New flooring throughout Wide light filled entrance hallway Re- Wired with new mains and power points New Plumbing New Roofing New Instant Gas Hot Water system New Oven with exhaust fan above electric cooktop New Kitchen New Bathroom New Laundry Large flat rear yard with double garage, providing a "blank canvas" for the new owner Art Décor features throughout High Ceilings with decorative cornices New Built in robes to 2 bedrooms Gas fire in Lounge with 5kw Reverse cycle Split in dining room Ducted evap cooling system throughout Double Garage with concrete floor and power Solar Panels 1.5 kw NBN connected Provision for Dishwasher including plumbing and power Roller Shutters to front rooms Good fencing surrounding this block of approx. 778m<sup>2</sup> with a 15 metre frontage approx. and approx. 51 metres deep. Offering easy access to public transport, a choice of close by retail shopping precincts, this home is also nearby to good Schooling including primary and secondary and both public and private. The River Torrens Linear Park & the O'Bahn Klemzig Interchange are a short drive away with several local parks and recreation facilities within walking distance. Do not delay your decision to live and enjoy this wonderful home with all the wonderful lifestyle and options on offer.