

3 Van Leeuwen Drive, Pooraka, SA 5095



Sold House

Wednesday, 28 February 2024

3 Van Leeuwen Drive, Pooraka, SA 5095

Bedrooms: 3

Bathrooms: 1

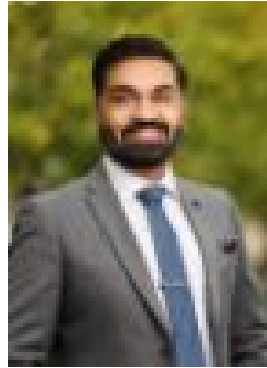
Parkings: 1

Area: 360 m2

Type: House



Jaya Prageeth



Brijesh Mishra
0430140905

\$651,500

Peacefully nestled in a quiet, low traffic street with a refreshing, botanic outlook to the adjacent reserve, this delightful modern home is nestled on a generous 360m² garden allotment, offering the younger and growing family and ideal lifestyle package in a great location so close to all valuable amenities. Local shopping and medical facilities are just around the corner on Henderson Avenue, while public transport is a short walk to Montague Road. Lindblom Park, sporting amenities and reserve is just a short walk away and local schools are easily accessed. The home features 3 spacious bedrooms and open plan living, generous alfresco entertaining and a large back yard with established gardens, perfect for kids and pets. Crisp neutral tones and ample natural light feature a large open plan living/dining room where an appealing modern kitchen overlooks. Cook in contemporary comfort with composite stone bench tops, double sink, stainless steel appliances, featured tiled splash backs, crisp modern cabinetry and wrap around breakfast bar. Relax alfresco style on a full width shade cloth covered pergola, overlooking a lush and leafy yard where established border gardens and lawns provide an appealing space for the active growing family. All 3 bedrooms are of generous proportion, all double bed capable. The master bedroom features a bay window, security roller shutters, ceiling fan, walk-in robe and direct access to a clever 2-way main bathroom with separate toilet and open vanity. Bedroom 2 offers a built-in robe. Ducted heating and cooling will ensure your year-round comfort, while a single lock-up garage with auto roller door and interior access to the home provides sheltered and secure accommodation for the car. A clever walk-through laundry with exterior access, rainwater tank, garden shed, and extra off-street parking complete a value packed offering that will appeal to the younger growing family. Briefly: 2-wayern family home in peaceful, low traffic street* Vibrant outlook to the adjacent reserve* Generous 360m² garden allotment* Security roller shutters to the street facing windows* Sleek tiled floors, fresh neutral tones and ample natural light* Large open plan living/dining room with kitchen overlooking* Living/dining with ceiling fan and ample natural light* Kitchen features composite stone bench tops, double sink, stainless steel appliances, featured tiled splash backs, crisp modern cabinetry and wrap around breakfast bar* Full width rear shade cloth covered pergola over paved patio* Generous lawn covered backyard with established border gardens* All 3 bedrooms of generous double portion* Bedroom 1 with bay window, walk-in robe and direct bathroom access* Bedroom 2 with built-in robe* Clever 2 way bathroom with separate bath and shower, separate toilet and open vanity* Walk-through laundry with exterior access* Single lock-up garage with auto roller door and interior access to the home* Ducted heating and cooling* Ample off-street parking available in the front yard Pooraka Oval, Lindblom Park, Triangle Park, The State Sports Centre and The Dry Creek Linear Reserve are all within easy reach for your sport and recreational pursuits. Public transport is just around the corner on Montague Road. Take your pick of Mawson Lakes Shopping Centre or Ingle Farm Shopping Centre for your weekly groceries and The Gepps Cross Homemaker Centre with its specialty shopping and weekly markets. Unzoned schools in the local area include Ingle Farm Primary School, North Ingle School, Ingle Farm East Primary School, Pooraka Primary School & Para Hills School P-7. The local zoned high school is Para Hills High School. Private schools in the area include Endeavour College & The University of South Australia Mawson Lakes Campus, both within easy reach. For more information, contact Jaya Prageeth on 0430 397 878 or Brijesh Mishra on 0430 140 905. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. **DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326570