

34 Haddington Crescent, Mansfield Park, SA 5012

Harcourts
Property People

Sold House

Wednesday, 23 August 2023

34 Haddington Crescent, Mansfield Park, SA 5012

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 329 m2

Type: House



Wally Armanios
0433232398

\$630,000

Built 2012. The home has been exceptionally maintained, and a host of additional improvements have been made. The new owners only need to move in and enjoy all that's offered. The homes are positioned on a corner allotment, having great street appeal. Cream brick features with red brick quoins. A high-pitched roof and a larger front porch are noticeable. A white tubular electric gate and front fence ensure security. Entry to the driveway leads to the undercover garage. Parking for three to four vehicles is available as the garage allows drive-through access. The garage has an access door directly into the home. Electric roller shutters are installed to all windows. Inside the home. The ceiling height is 2.7 meters throughout. There are three bedrooms, the main one accommodates a queen bed plus side tables. Bedroom one has an ensuite bathroom with a separate shower alcove with a glazed screen and door, a toilet and a vanity unit. A walk-in robe ensures ample storage area. Bedrooms two and three have built-in robe each accommodate a double bed if required, teens will love these bedrooms. There are two separate living areas. A separate formal lounge room is located at the front of the home, this room is North facing and captures ample natural sunlight. This living area is an ideal adult retreat. The second living area is part of the open-plan family dining and kitchen. Positioned at the rear of the home. Accessing the external undercover entertaining area from the TV family room ensures these two separate living areas are available for special occasions. Holding larger family and friend gatherings will be a pleasure knowing everyone can be easily accommodated. Kitchen appliances include a 600 mm stainless steel gas stove and oven, overhead rangehood, and a dishwasher. Kitchen cupboards extend overhead, a pantry cupboard ensures plenty of storage space is available. A larger Caesarstone benchtop makes meal preparation a breeze. The main bathroom comprises a separate powder room with a vanity unit. A separate bathing room has a separate shower with a glazed screen + door and a full-size bath. A second separate toilet is positioned next to the powder and bathing room for convenience. The laundry is separate and has an external access door to the rear yard. The decor is neutral, flooring in the entry hall and passageway is hard-wearing laminate. Bedrooms have wall-to-wall carpets. In addition, a wood combination fireplace is in the TV family room and a second heater is positioned outdoors in the external entertaining area. A security alarm system is installed for peace of mind. When it comes to outdoor living, you'll not find it better! A full kitchen is ready for serious home entertainers, with hot water, a sink, a fridge, dishwasher and a BBQ for those who love grilled meat. A dining area to accommodate an eleven-piece setting allowing the biggest table. The outdoor lounge is fully protected from the elements, and a generous living area is available all year round. This could be your best Christmas and New Year home party ever. The immediate area is being transformed with established newer homes in this suburb and additional new homes under construction. The Parks community center offers the public a heated pool, a gym, and a range of recreational services. The Angle Park dog track has a bistro and bar. A round of Golf at the Regency Park golf course, a meal, and a drink at their bistro and bar. Arndale shopping Centre + cafes and restaurants. Schools, Ridley Primary and St Patrick's private school. Regency TAFE College is nearby. For public transport, the bus can be caught from several locations, Medika Boulevard, Trafford Street, or Hanson Road. Accessing either the Port or Northern expressways is easily done. Getting to the CBD, and driving to the beach takes approximately twenty minutes by car. The property is offered for sale by public auction on Saturday the 10th of June 2023 at 10:30 am on site. Terms and conditions are displayed three business days and thirty minutes prior to auction. On the 10th of June 2023, the home will be open from 10:00 am for bidders to register and the auction will commence at 10:30 am. All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice.