

36 Hassell Street, Kilkenny, SA 5009

Boffo

Sold House

Friday, 3 November 2023

36 Hassell Street, Kilkenny, SA 5009

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 384 m2

Type: House



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\$665,000

Perfectly positioned in the in-demand suburb of Kilkenny minutes from Armada Arndale Shopping Centre and under 10km (approximate) to the CBD, approximately 15 minutes to West Lakes and plenty of dining options surrounding! Nestled on generous corner allotment in superb location, here's your opportunity to embrace a low-maintenance lifestyle or relish in this sunlit residence. This solid brick home is sure to captivate young professionals, first-time homebuyers, or investors seeking a solid investment positioned between the city and the sea. As you arrive, a beautifully landscaped and paved front yard, complete with a secure electric gate welcomes you home. Stepping inside, you'll find a well-lit lounge adorned with an elegant pendant light and a snug fireplace to keep you cosy during chilly winter evenings. The avid home chef will enjoy basking in the modern kitchen, with its view overlooking the dining area. It features a range of stainless-steel appliances, generous cupboard space, and a convenient breakfast bar, perfect for those busy mornings on the go. The functional layout thoughtfully extends to the bedrooms, all generous in size with built-in robes and serviced by stylish main bathroom. Completing the layout is a practical laundry with external access, low maintenance gardens, and a large carport with an automatic roller door. Off-street parking is a breeze, thanks to the spacious driveway. Whether you are seeking a quality first home, a family abode to live in within an in-demand area, wanting to downsize close to outstanding local amenities, or looking for an investment property, then this immaculate home is the one for you! Features that make this home special: - 384sqm (approximate) allotment on prominent corner allotment- Three good sized bedrooms, all featuring built-in robes- Spacious light filled lounge adorned with a beautiful light pendant and cosy fireplace adjoining dining area overlooking the kitchen - Sleek and modern kitchen featuring a trendy splashback and Puratap and filter with a suite of stainless-steel appliances including gas cooktop and oven with ample cupboard and bench space with a breakfast bar - Recently installed Puratap- Adjoining dining area offers a view of the kitchen, creating a harmonious space for meals- Main bathroom with modern floor to ceiling tiles and separate toilet for added convenience - Valuable laundry space with linen cupboard and external access to the pergola - Expansive paved pergola perfect for entertaining family and friends - Fully fenced rear yard with low maintenance gardens- Shed - Electric roller shutters on all main windows- Solar electrical system Additional features: - Council Rate: \$1,240.70 annually (approximately) - Emergency Services: \$125.60 annually (approximately) All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.RLA 313174