

**36 Minnamurra Drive, Redwood Park, SA 5097**

**House For Sale**

Monday, 8 January 2024

36 Minnamurra Drive, Redwood Park, SA 5097

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 698 m2**

**Type: House**



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## Auction Onsite - Sat 27/1/24 - 11:00am

Team Lloyd and Harris Sergeant are proud to present to the market 36 Minnamurra Drv, Redwood Park. – Conveniently located in the popular suburb of Redwood Park, this fabulous 3-bedroom family home offers 2 big living areas over a spacious split-level floorplan creating a fantastic sense of space, bringing the natural beauty of the outdoors inside with the large light filled windows. Step inside and be impressed with the spacious formal lounge room which features raked ceilings and great "Wet" Bar to entertain family and friends in style. Move through the formal dining to the well-appointed central kitchen which features ample bench space, electric appliances including wall oven and a huge walk-in pantry. A 2nd living area opens to the outside entertaining area and patio overlooking the private but tropical like gardens. When it comes time to have you own private space, all 3 bedrooms are of generous size with bedrooms 2 & 3 boasting built in robes while the master bedroom features plantation shutters, walk-in robe and ensuite. The main bathroom is centrally located to all bedrooms and the 2nd living area making it more than convenient for all. A large double garage with auto roller door and internal access also compliments this amazing home. Other features to this fantastic home include:- Separate entry with tiled floors- Large formal lounge – raked ceilings and wet bar- Formal Dining with sliding door to outside- Ducted R/C – Air conditioning- Well-appointed kitchen with DW & pantry- Master bedroom with ensuite & walk in robe- Built in robes to bedrooms 2 & 3- Central wood combustion heater- Large linen cupboard- Outdoor entertaining area & patio- Double garage with auto roller door and internal access For all your shopping needs, the Tea Tree Plaza Shopping Centre is within proximity, boasting a wide variety of retail stores, supermarkets, and dining options along with several local shops located within the area. Schools nearby include Redwood Park School & St Francis Xavier Regional Catholic School. Be sure to register your interest today with this amazing home - For more information on this property, please call - Mark Lloyd on 0414 687 754 or Marie Fabian on 0421 205 578. We look forward to meeting you at our open homes! Specifications:CT / 5404/19Council / Tea Tree GullyZoning / GNBuilt / 1978Land / 700m2Living area / 202m2Estimated rental assessment / \$560 - \$600 per week / Written rental assessment can be provided upon request. Specifications:CT / 5404/19Council / Tea Tree GullyZoning / GNBuilt / 1978Land / 698m2Frontage / 14.02mCouncil Rates / \$1563paEmergency Services Levy / \$139.60paSA Water / \$258.55paEstimated rental assessment / Written rental assessment can be provided upon requestNearby Schools / Banksia Park School R-6, Surrey Downs P.S, Ridgehaven P.S, Redwood Park P.S, Fairview Park P.S, Banksia Park International H.SDisclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate 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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069