

3A Mattson Avenue, Warradale, SA 5046



House For Sale

Thursday, 18 April 2024

3A Mattson Avenue, Warradale, SA 5046

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 141 m2

Type: House



Gary Krievs

0422071317

Under Offer

This immaculately presented courtyard home built in 2012 offers:- 3 bedrooms, master with ensuite, mirrored built-in robe and ceiling fan- Bedroom 2 with ceiling fan- Bedroom 3 with mirrored built-in robe and ceiling fan- Open plan kitchen/dining/living area- Spacious kitchen with electric oven, gas cooktop, stainless steel dishwasher, near new rangehood and plenty of bench and cupboard space- Well appointed second bathroom with bath, shower, vanity and toilet- Separate laundry with ample cupboard spaceAdditional features include:- New reverse cycle zoned ducted air-conditioning throughout- Near new carpet in bedrooms- Polished porcelain tiles in hallway and open plan area - Intercom and security alarm system- LED lighting, security screens, tinted windows and roller blinds- Spacious tiled alfresco area overlooking low maintenance courtyard with synthetic grass- Carport with automatic roller door and extra car park - Rainwater tank - Garden shed- Instantaneous gas hot water system*Currently tenanted until August 2024 at \$455 per week***Close proximity to Warradale Train Station and Westfield Marion Shopping Centre, SA Aquatic and Leisure Centre, Warradale Primary School, Brighton High School, Sacred Heart College and Bobby's Coffee Store***A pleasure to present, a delight to own*CT Reference - 6108/384Council - City of MarionCouncil Rates - \$1,230.85 paSA Water Rates - \$169.37 paEmergency Services Levy - \$143.70 paCommunity Fee - \$228.34 paYear Built - 2012Total Build area - 141m² approx.All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice.OUWENS CASSERLY - MAKE IT HAPPEN™RLA 275403