

# 4 Birch Grove, Craigmore, SA 5114

## House For Sale

Wednesday, 8 May 2024

4 Birch Grove, Craigmore, SA 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 600 m2

Type: House



Aaron Hart

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## Best Offers By Friday the 17th of May 12pm (USP)

Best Offers By 12:00 PM Friday the 17th of May (unless sold prior) Discover an enticing opportunity in the heart of Craigmore, perfect for investors, homeowners, or developers. This well-maintained 3-bedroom, 1-bathroom home sits on a spacious 600m<sup>2</sup> (approx) block, offering plenty of room for growth and potential. Step inside to discover a blend of space and functionality. Spacious living and dining areas provide ample room for relaxation and entertainment, catering effortlessly to the diverse needs of modern living. The separate bar area offers the perfect setting for intimate gatherings or casual get-togethers with friends. The heart of the home lies within its modern kitchen, where form meets functionality. Ample storage space ensures clutter-free countertops, while the inclusion of a stove top and double oven elevates the culinary experience to new heights. Whether you're a seasoned chef or an amateur enthusiast, this well-appointed kitchen is sure to inspire your creativity. Each of the three bedrooms come featuring built-in robes for convenient storage, air conditioning for those warmer summer days and the master has a ceiling fan to ensure year-round comfort. Step outside to discover a sizeable outdoor veranda area, beckoning for outdoor relaxation and entertainment. Whether you're hosting a weekend BBQ with loved ones or simply unwinding after a long day, this inviting space sets the stage for unforgettable moments under the open sky. In addition to its charming interiors and outdoor spaces, this property boasts practical amenities designed to enhance convenience and functionality. Two sheds provide ample storage space for tools, equipment, or outdoor essentials, while a trailer bay adjacent to the carport ensures easy parking and accessibility. With its versatile layout and array of features, this property represents a rare opportunity to secure a valuable asset. Whether you're looking to expand your investment portfolio, establish your new residence or embark on a development project, this property offers endless possibilities. Don't miss your chance to experience the potential – contact Aaron Hart on 0417 320 049 today!

Features:-  
- Downlights throughout living spaces.  
- Evaporative Air conditioning throughout.  
- BIR's in Bedrooms.  
- Trailer bay providing ample car storage.  
- 2x Garden Sheds

Specifications: CT / 5309/543 Council / Playford Zoning / HNBuilt / 1988 Land / 600m<sup>2</sup> (approx.) Frontage / 20m Estimated rental assessment / \$480 - \$530 per week / Written rental assessment can be provided upon request Nearby Schools / Craigmore South P.S, Playford P.S, Elizabeth Downs, P.S, South Downs P.S, Craigmore H.S, Kurna Plains School

Disclaimer: 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. North RLA | RLA 330069