

4 Curbur Ave, Pooraka, SA, 5095

Sold House

Tuesday, 18 April 2023



4 Curbur Ave, Pooraka, SA, 5095

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Type: House



Jackie Bayly
0870718000



Juliette Hamilton
0870718000

Storage galore - Family or Tradesmen's dream

Situated on a quiet street this home has great street appeal and is surrounded by other quality homes.

Well positioned between local parks, sporting grounds and shops there's something for the whole family.

Enjoy everything that is Pooraka or if you're eager to travel this low maintenance home is ready to lock up and leave.

Having a spacious floorplan offers plenty of room for an established or growing family.

This exceptionally maintained home consists of a large light-filled living, functional kitchen with adjoining formal dining area, living area, good sized bathroom, additional toilet, 4 good sized bedrooms, two with built-in robes and generous master bedroom with large built-in robe.

Fully functional laundry with not 1, not 2 but 3 linen press cupboards, you'll never run out of storage space here.

Spoilt for space in the kitchen with a large bench for prep and cooking. Present your meals through the server then sit back and relax.

Green front and back yards with neat low maintenance gardens.

You'll never have to stress about having guests with the privacy this home offers and enough space for gatherings small or large.

You can fit up to 6 cars under cover and an additional 4 + in the driveway. Fit for all seasons you can entertain all year round.

The outside garage is a tradesmen's dream. With plenty of space for storage there is also a built in pit for any car mechanic work.

In addition to this there is a large sized shed next to the garage that can be used for tools or any additional storage. Behind two automatic roller doors and lock up gate you and your possessions will always be safe.

Whether a short walk or drive there are plenty of good schools close by. Pooraka Primary, Northfield Primary, Ingle Farm Primary, Valley View Secondary and Roma Mitchell Secondary School to name a few.

More you'll love about this home:

- ☑ Exceptionally maintained family home with large light-filled living room, spacious kitchen and dining area
- ☑ Huge block offering size and scope to enjoy and land bank for future development is desired
- ☑ 4 sizeable bedrooms three with built-in robes and generous master bedroom with large window
- ☑ Freshly painted throughout
- ☑ New carpets in all bedrooms
- ☑ Ducted evaporative throughout
- ☑ Split system/reverse cycle in the family room
- ☑ Gas space heater in the lounge room

- ☑Gas cooktop and range hood
- ☑Blanco dishwasher
- ☑Large garage and carport with automatic roller door
- ☑Roller Shutters to front windows
- ☑Beautiful front and back gardens
- Rainwater tank
- ☑Great street appeal

Short stroll to Lindblom Park and sporting ground

Close to parks, public transport and nearby public schools

Between 5-10 minutes to Mawson Lakes Central, Ingle Farm Shopping Centre and Pooraka Shopping centre for all your shopping, café and amenities

Specifications

CT I 5081/805

Council I Salisbury

Built I 1963

Land I 690sqm

Council Rates I \$371.70pq

SA Water I \$142.10pq + usage

ESL I \$111.95pa

Easement I No

Encumbrance I No

Disclaimer: All information provided has been obtained from sources we believe to be accurate and is provided as a guide only. We cannot guarantee the information is accurate and the Agent, Vendor and supplier 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 advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at 60 North Terrace Kent Town for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 266410