

4 Melbourne Crescent, Manningham, SA 5086

CENTURY 21.
City Inner North

House For Sale

Wednesday, 29 May 2024

4 Melbourne Crescent, Manningham, SA 5086

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 750 m2

Type: House



Peter Doukas
0883422000

\$920,000

Auction to be held ON-SITE on Sunday the 16th of June at 12 Noon by Award Winning Auctioneer James Pedlar (USP) Your piece of Melbourne in Manningham! Recently Updated Superbly situated across the road from an open space reserve Rare Valuable Corner Allotment in much sought after Manningham Manningham is a tightly held, well respected suburb in a sensational location only minutes from schools, shops, transport, parks plus Greenacres Shopping centre, The Prospect shopping centres, Adelaide CBD & North Adelaide. A great opportunity to live or invest. Truly a versatile very rare CORNER Allotment This one could tick ALL of boxes! Features Include; Versatile Floorplan 3 Huge Bedrooms Main Bedroom & 2nd Bedroom with Built in Robes Large Front Lounge with Air Conditioning Separate Formal Dining (3rd or even 4th bedroom?) Delightful Kitchen / Meals with New Oven Sunroom / Study Freshly Painted & New Carpets Valuable double width double brick garage Plus Separate Double Length Carport Main Bedroom with Built in Robe 2 Car Carport Freshly Landscaped Front & Rear Yards Valuable Rear Parking via Corner Access 2 Split Systems Council: City of Port Adelaide Enfield Council rates: \$1,545.60 Water: \$296.80 Sewer: \$472.80 ES Levy: \$361.65 Built: 19.54 Land Size: 750sqm+ Approx. Allotment Zoning: Established Neighbourhood (EN) Auction to be held ON-SITE Sunday the 16th of June 2024 by Award Winning Auctioneer James Pedlar (USP) Another Quality Peter Doukas & Century 21 City Inner North Auction Listing! - DISCLAIMER: This advertisement includes information which is believed to be accurate based on Century 21 City Inner North resources and/ or inspections of the property before or at the time of advertising. Prospective Purchasers or other parties should make their own enquiries about the validity and accuracy of this information and view the property before making any purchasing decisions. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. The Vendor's Statement is available for perusal by members of the public at our office for at least 3 Consecutive business days immediately preceding the auction. The Vendor's Statement is available for perusal at the property for 30 minutes immediately before the auction commences. All Reasonable steps are taken to give prospective purchasers notice of the times and places at which the vendors statement may be inspected before the auction.