

4 Stringbark Avenue, Craigmore, SA 5114

House For Sale

Thursday, 18 January 2024



4 Stringbark Avenue, Craigmore, SA 5114

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 716 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$549,000 - \$599,000

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=wnaRKJnVNHg>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this stunning 4-bedroom, 2-bathroom home with multiple living areas and equipped with all that your heart could desire. Perfectly positioned within a friendly and peaceful neighbourhood, this property is perfect for those searching for a convenient and comfortable lifestyle. You'll be welcomed to your new abode by beautifully landscaped front gardens and convenient corner access with room for your caravan, boat and trailer. The updated interior is filled with lovely natural light, easy-care hybrid flooring along with ducted evaporative cooling and ducted gas heating throughout. There is ample space for the whole family to spread out and relax: watch a movie together in the formal lounge room, enjoy a meal or entertain in the open plan living, or be lured outdoors to the gorgeous pitched roof verandah and sprawling backyard. The home chef can prepare a meal in the well-appointed kitchen boasting a gas cooktop, electric oven, dishwasher, 1.5 sink with a pura tap and mixer tap. There is lots of storage space in the walk-in pantry and overhead cupboards plus sweeping benchtops with a breakfast bar for casual meals. The four bedrooms offer a wonderful retreat for rest and relaxation. Your master suite is set at the front of the home for added privacy with it's own walk-in robe and en-suite. Bedroom 2 also boasts a walk-in robe while bedroom 3 has a built-in robe. Completing the internal floorplan is the central 3-way main bathroom with a bath, shower, vanity, separate toilet and the large laundry with convenient external access. When you're ready to relax, head outside to your pitched roof verandah - a wonderful spot to sit back and relax with family and friends while the kids and family pet play in the large fully fenced yard. Key features you'll love about this home:- Ducted evaporative air-conditioning and ducted gas heating- Ceiling fans in the family and all 4 bedrooms- Roller shutters and security doors- Hybrid flooring in the open living and plush carpets in the lounge and bedrooms- Laundry room with internal and external access- Pitched roof outdoor area great for entertaining- Double carport with drive through access- Corner access with double gates for storing your caravan, trailer or boat- Newly painted interior for a fresh feel You'll live in a location that really has it all. Uley Playground, Munno Para Soccer Club are a short walk away while a host of schools including Craigmore High, Trinity College, Blakeview Primary and the Catherine McAuley School are within easy reach. Local shops are only moments away while it's just a short drive to the Munno Para Shopping City. If you need to commute to the city, you can be there within 40 minutes. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 2002 (approx) Land Size / 716sqm (approx) Frontage / 26m (approx) Zoning / GN-General Neighbourhood Local Council / City of Playford Council Rates / \$1,890.60 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$115.75 pa (approx) Estimated Rental / \$500-\$550pw Title / Torrens Title 5097/692 Easement(s) / Subject to service easement for drainage - See title Encumbrance(s) / Nil Internal Living / 136.8sqm (approx) Total Building / 220.4sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains Relocating For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/mxkG11> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. 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