

40 Walker Avenue, Mannum, SA 5238



Sold House

Tuesday, 15 August 2023

40 Walker Avenue, Mannum, SA 5238

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 505 m2

Type: House



CE Property Group

Contact agent

Ready to love and enjoy is this young home on neatly created grounds with excellent shedding and more. PROPERTY HIGHLIGHTS INCLUDE:

- 505m² fully established, low maintenance, yet very pretty allotment
- Most convenient side entry to garaging and carport
- 2018 completed, brick veneer home with 4.4kW of solar
- Open plan living with split system air conditioner, plus separate lounge
- Kitchen includes dishwasher, gas cooktop, electric oven & built-in pantry
- All 3 bedrooms have ceiling fans and most windows have roller shutters
- Gas hot water and NBN
- Bright neutral tones throughout
- Plenty of off-street parking and storage
- Freestanding Colorbond verandah for outdoor living

The property is perfect for many, in particular anyone who would like an almost new home, plus shedding and on a fully landscaped allotment, without the unknown time frames, costs and stresses of building. When we say fully landscaped, this takes in the concrete driveway, sandstone retaining walls, front and rear lawns, Colorbond fencing, with the only decision to make is what vegetables to plant in the 2 vegie patches which include 3 raised garden beds. Initially a courtyard style design, its clever adapting has created another living room yet without compromising on the purpose and usability of the property. The main living area has sliding door access to the rear yard, with the second living area even providing a 4th bedroom option if needed. Not many 505m² allotments can cater for the 20' x 20' Colorbond garage that has a wide span, remote controlled roller door, concrete floor and power. In addition is the high clearance gable, double carport attached to the entry of the garage. All this provides garaging, workshop and parking options. The tall verandah allows for light and the feeling of spaciousness when relaxing outside. Located a short walk to shops and even closer to the schools, this property is most appealing. Call NOW on 0488 972 888 for more information or to arrange a private inspection. Country Estates Realty Pty Ltd trading as CE Property Group RLA100925

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