

44 Meadowbank Terrace, Northgate, SA 5085



House For Sale

Friday, 10 May 2024

44 Meadowbank Terrace, Northgate, SA 5085

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 435 m2

Type: House



John Lyrtzis
0883435600

Auction on Site Sat 25th of May at 10.00am

This splendid three-bedroom family home conveys warmth and care, evident in every detail. Some of the distinctive features include a large inviting hallway, an ensuite and walk-in robe in the master bedroom, while the other two bedrooms boast built-in robes. The spacious bedrooms are a breath of fresh air, providing more than enough space to move around comfortably. The kitchen boasts plenty of bench space, gas appliances, and a walk-in pantry, all overlooking a vast, bright, and airy open plan living/family room—perfect for hosting large family gatherings or intimate get-togethers. The double garage provides ample space for your prized vehicles, kids' toys, as well as additional storage, this home seamlessly combines functionality with style. Ideally situated, this masterful home offers easy access to private and public schools, childcare centres, local shopping centres, cafes, public transport, and the picturesque Vickers Vimy reserve, just a stone's throw away. Nestled on an allotment of approximately 435m² with a frontage of approximately 14.5m, this property is in a popular neighbourhood cherished by everyone lucky enough to call it home. Don't miss the opportunity to make this yours. Auction on site Saturday the 25th of May at 10.00am. For further details contact John Lyrtzis 0411507930 Council Rates: \$1,425.15/yr Water Rates: \$183.19/qtr ESL: \$157.35/yr Zoning: General Neighbourhood (Z2102) – GN City of Port Adelaide Enfield Land size: 14.5m x 30m. Built: 2001 Certificate of Title Volume 5769 Folio 496 DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. 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. RLA 46442