

**44E Barons Street, Tranmere, SA 5073**

**HARRIS**

**Sold House**

Friday, 3 November 2023

44E Barons Street, Tranmere, SA 5073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 345 m2**

**Type: House**



Matt Lange  
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**\$740,000**

Behold the quiet achiever that boasts Tranmere's top 5 attractions on its hotter-than-ever radar: The Gums Reserve, Firlle Plaza, The Parade, Magill Road, and a swift bus commute into town...It's here, with lifestyle sorted for the broadest demographic – the first-time buyer, downsizer, investor, or active couple – in a modern 3-bedroom cottage profile that confirms its worth further with classic neutral themes and value-adding potential, underlined by fully fenced courtyard privacy. And with a presentable c2000 design, it makes a smart and readily lettable investment right off the bat. For those keen to entertain, the clean and well-equipped kitchen's progression into open plan dining, casual living, and outdoor flow deserves credit, every oversized pane along the way gifted with northerly sunlight. Off entry, the master bedroom steps aside for peace, quiet, and 2-way ensuite bathroom reach; bedrooms 2 and 3 are spacious extras with a beneficial guest/2nd toilet in wait. Split system comfort, ceiling fans, built-in robes, and peace of mind internal access via the single garage only add more incentives to look past its picket-fenced street appeal. Come for the ease, stay for the lifestyle, where in-demand Tranmere holds the east in its clutches...Cottage appeal in the hard-to-beat east: - Secure garage with internal entry- Progressive open plan living & dining with outdoor flow- Extensive gabled & paved patio for all-weather entertaining- Practical kitchen span with stainless appliances (including a dishwasher)- 2-way ensuite bathroom + a separate 2nd guest toilet - Split system R/C A/C comfort to main bedroom & rear living- BIRs to 2 of the 3 bedrooms – all offer ceiling fans- Easy-care & fully fenced courtyard garden - Zoning for Norwood International H.S.- Shopping radius including Firlle Plaza, The Parade & Magill Road- Moments to Galloway Reserve & Daly Oval And more... Specifications: CT / 5821/134 Council / Campbelltown Zoning / GN Built / 2000 Land / 345m<sup>2</sup> Frontage / 12.03m Council Rates / \$1,516.85pa (approx) Community Rates / \$270pa (approx) Community Manager / CHU Emergency Services Levy / \$250.95pa (approx) SA Water / \$256pq (approx) Estimated rental assessment: \$610 - \$640 p/w (Written rental assessment can be provided upon request) Nearby Schools / East Torrens P.S, Morialta Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409