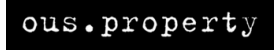


46 Mountbatten Terrace, Flinders Park, SA 5025



Sold House

Sunday, 15 October 2023

46 Mountbatten Terrace, Flinders Park, SA 5025

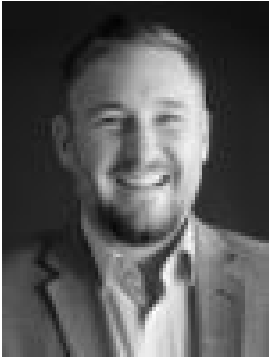
Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 585 m2

Type: House



Laz Ouslinis
0423623335



Desi Moutzouris
0491815065

\$904,000

When location is high on your priority list, Flinders Park is a chart-topper. Everyone loves Flinders Park, described by locals as "warm and friendly" and "clean and green" with "country feels in the middle of suburbia." Occupying a generous 585sqm block (approx) with wide and welcoming 18.29m street frontage (approx), this classic c.1969 three bedroom home sits on arguably one of the best streets bordering lush and leafy trails along the River Torrens Linear Park. With gold stars for location, this family home also earns top scores for its renovation and redevelopment potential. The floorplan delivers three bedrooms and 1.5 bathrooms, with a sky-lit kitchen the meat in the sandwich between two large living rooms. Appealing options include building a magnificent family home or subdividing and developing the valuable land subject to development approvals. Either way, this pot of gold nestled in a peaceful and family-focussed enclave is filled with hopes and dreams! Highlights include:

- Sought-after location just 7kms from the city and 5.5kms from the beach (approx)
- Double roller-door carport leading to a workshop/garage complete with mechanical pit and a separate garden shed
- Street-facing primary suite with a ceiling fan, carpet and built-in robe
- 2nd and 3rd carpeted bedrooms with built-in robes
- Original bathroom, bath, shower, separate w/c
- Central kitchen and dining area with open connection to two large living rooms
- Timber-decked verandah overlooking a paved backyard
- Ducted reverse cycle air conditioning and ceiling fans
- Steps to Linear Park reserves and playgrounds
- Nearby shopping at the Brickworks Marketplace
- Just 300m to Flinders Park Primary School (unzoned)
- Zoned Allenby Gardens Primary School (1.5km)
- Zoned Underdale High School (1.6km)
- Close to Nazareth College

Council rates / approx \$1,683.60 p.a SA water / approx \$204.68 p.q ES levy / approx \$178.50 p.a LET'S TALK RLA 267639

Disclaimer: We have in preparing this content used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this property listing. Prospective purchasers should make their own enquiries to verify the information contained in this property listing. All measurements are approximate, and homebuyers are encouraged to undertake due diligence before a property purchase by independently verifying this content.