

**5 Mallan Street, Findon, SA 5023**

**HARRIS**

**House For Sale**

Thursday, 1 February 2024

5 Mallan Street, Findon, SA 5023

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 699 m2**

**Type: House**



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**\$770k**

Welcome to 5 Mallan Street, a timeless gem built in 1968, offering a perfect blend of classic elegance and modern updates. Situated on a generous 699m<sup>2</sup> land, this property not only serves as a charming family haven but also presents exciting development potential (STCC). Upon entering, you are greeted by a spacious living area adorned with large windows that showcase the beautiful garden outside. The natural light flooding through the windows creates a warm and inviting atmosphere. Continue through to the well-appointed kitchen and meals area, tastefully updated with a gas cooktop and featuring a skylight that bathes the space in natural light. Adjacent to the kitchen is a separate dining area, providing the ideal setting for family meals and gatherings. For additional family space, a second living area at the rear of the property awaits. Perfect for relaxed evenings and quality family time, this area adds versatility to the home. The right wing of the home encompasses three bedrooms, each equipped with ceiling fans and built-in robes. The family bathroom has been renovated to perfection, boasting floor-to-ceiling tiles, a separate toilet, and ample storage. As a unique feature, the property includes a separate studio area with an additional workshop and toilet. This versatile space offers endless possibilities, whether it's used as a home office, studio, or creative retreat. Step outside to discover a delightful pergola area, perfect for entertaining guests or simply enjoying the outdoors. The double-length carport provides secure parking and convenience for the modern family. Conveniently located, this property is within walking distance to Angley Reserve, public transport on Grange Road, and Findon Shopping Centre. Zoned to Findon High School, it ensures easy access to quality education for your family. Don't miss the opportunity to make 5 Mallan Street your family's new home.

Specifications: CT / 5357/488 Council / Charles Sturt Zoning / General Neighbourhood Built / 1968 Frontage / 21.9m Land / 699m<sup>2</sup> Council Rates / \$1,602.00pa Emergency Services Levy / \$115.20pa SA Water / \$193.93pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Seaton Park P.S, Kidman Park PS, Fulham Gardens P.S, Flinders Park P.S, Findon H.S 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