

**51 Fleming Crescent, Mansfield Park, SA 5012**

**Boffo**

**Townhouse For Sale**

Wednesday, 8 May 2024

51 Fleming Crescent, Mansfield Park, SA 5012

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 218 m2**

**Type: Townhouse**



John Riggall  
0882697711

**\$529,000 - \$579,000**

Discover this well-appointed three-bedroom townhouse nestled in the popular estate of Westwood, just 9km's (approximately) from the city and an easy drive to the beautiful Adelaide Beaches. Situated directly opposite the Reg Robinson Reserve and Playground, the immediate location offers convenience and recreation. Step inside to find modern, open-plan living area, featuring 2.7-meter-high ceilings and on-trend timber laminate flooring. The timeless kitchen boasts a gas cooktop, oven, range hood, and dishwasher, ensuring both functionality and elegance. The seamless flow from the living room to the rear yard, complete with an undercover patio area, creates a private and secure space, perfect for BBQs and outdoor entertaining. Whether you're a first home buyer, downsizer, or investor seeking strong rental yields, this home ticks all the boxes for modern living and convenience in a sought-after location. Features that make this home special: - Open-plan living, kitchen, and dining room - Master bedroom with built-in robe and balcony - Kitchen with dishwasher, gas cook top and ample cupboard and bench space - Bedrooms 2 and 3 with built-in robes - Linen storage - Main bathroom with bath tub, toilet, and vanity - Additional powder room providing second toilet - Laundry - Store room - Paved outdoor entertaining area with verandah - Rainwater tank - Single garage with roller door - Ducted air-conditioning - Land size 218m<sup>2</sup> (approx.) - Community titled Superbly located only 9kms (approximately) from the Adelaide CBD and only minutes away from all the shopping and entertainment that Arndale Shopping Centre and Churchill Centre has to offer. Regency Park Golf Course, The Parks Recreation and Sports Centre and a variety of local parks are all nearby. Additionally in close proximity to a variety of excellent public and private schools, including Woodville Gardens School and St Patrick's School. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174