

**51 Henderson Avenue, Pooraka, SA 5095**



**Sold House**

Wednesday, 27 March 2024

51 Henderson Avenue, Pooraka, SA 5095

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 450 m2**

**Type: House**



Bjorn Kunzel  
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Mike Lowrie  
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**\$735,000**

This home SOLD at auction for \$735,000. The journey began in January when I met with the owners and then project managed trades to get the property up to scratch. We invested in property styling and a premium marketing campaign including video ads on YouTube, Google, Facebook and Instagram along with the traditional realestate.com etc... and it paid off! My vendors received a price that attracted exactly what they wanted AND covered the costs of preparing the home for sale. Make no mistake, we are set to sell at auction. With 5 offers received prior, the vendor could not decide so has chosen to sell this Saturday the 13th of April to the highest bidder on auction day. So make sure you come along. Welcome to this amazing villa home set on 450m<sup>2</sup> (approx) of flat land, offering 3 bedrooms in the main home and a 4th bedroom by way of detached teenage retreat, which could also be used as a games room or gym/studio. The choice is yours. With new fresh paint throughout, gorgeous new floating floors in all rooms and a solar system with battery storage, plus a shed and second driveway... this home offers a lot more than most. NOTE: SALE IS BY WAY OF AUCTION TO BE HELD AT THE PROPERTY ON SATURDAY THE 13TH OF APRIL 2024 FROM 9:30 AM FOR FINAL VIEWING AND BIDDER REGISTRATION FOR A 10AM START. THE RESERVE WILL BE SET ON THE DAY OF THE AUCTION, GUIDED BY BUYER FEEDBACK AND A CHANCE THE HOME COULD SELL PRIOR TO AUCTION. FEATURES INCLUDE: \* Built in 1994. \* 450m<sup>2</sup> (approx) land size. \* Two driveways + rear access. \* 2.7m High ceilings. \* Solar power system with Tesla battery storage. \* Near new ducted r/c a/c with multiple zoning. \* New floor coverings & fresh paint. \* 3 Bedrooms in main house, 2 with robes. \* HUGE master bedroom with ensuite access. \* Roller shutters on main bedroom. \* 4th Detached bedroom/teenage retreat with a/c. \* Ensuite with corner spa & twin shower. \* Solid timber blackwood kitchen with gas cooking. \* Breakfast bar table and ample storage. \* Open plan kitchen, dining and family room. \* Second bathroom. \* Drive thru access to shed. \* Rear lawn area for children and pets to play. \* Single garage under main roof. \* PLUS MORE. Proudly represented by Team Bjorn Kunzel - eXp Realty. Top 10 Agent in South Australia (ratemyagent) 7 X Agent of the year suburb winner. 4 X Icon Agent winner at eXp Realty. #1 Agent eXp Realty 2020 - 2023. Experience the eXp difference. Thinking of selling? Invite me over for a FREE APPRAISAL and discover WHY over 90% of genuine home sellers who meet with me choose to then sell with me.