

# 7 Carbone Terrace, St Clair, SA 5011



## Townhouse For Sale

Wednesday, 12 June 2024

7 Carbone Terrace, St Clair, SA 5011

Bedrooms: 2

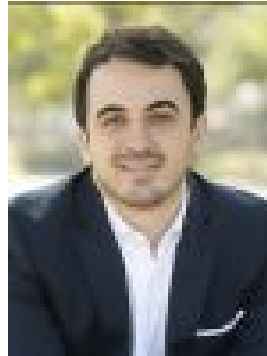
Bathrooms: 2

Parkings: 2

Type: Townhouse



Thanasi Mantopoulos  
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Justin Peters  
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## Auction | \$515K

Boasting the ideal lock up and leave lifestyle, this townhouse is perfect for busy families, professional couples or investors alike. Downstairs, the open plan living/dining area welcomes you into the home, overlooked by the spacious kitchen which features a gas cooktop, dishwasher and plenty of storage and bench space. The laundry is concealed behind bifolding doors, and an additional WC is located downstairs for convenience. Upstairs, you'll find two spacious bedrooms, the master is equipped with built-in wardrobes and an ensuite, while bedroom 2 also offers generous ensuite. The upstairs boasts cosy carpets throughout. Outside the low maintenance gardens mean you have more time to enjoy your weekends. The property is secure and fully fenced, with access to the carport via a rear lane way. The paved courtyard creates the ideal spot for entertaining friends and family, or enjoying your morning coffee and a book. Only a short 30 minute drive into the city, or head towards the coast to beautiful Tennyson and Grange beaches. Spend weekends exploring the nearby St Clair Wetlands, or cheer on the local sporting teams at St Clair Oval. St Clair Village shopping centre is close by, which includes cafes and restaurants to try, or Armada Arndale across Torrens Road for larger retail outlets. Great schooling options include Woodville Primary and High Schools. Key Features- 2 Bedrooms, master with ensuite and wardrobe- Central bathroom upstairs- Additional WC downstairs- Concealed laundry- Kitchen with ample storage, gas cooking and dishwasher- Open plan living area- Rear paved courtyard- Carport accessible via rear laneway- Fully fenced property- Ducted reverse cycle AC- Laminate timber floorboards downstairs- Carpet to stairs and bedrooms

Specifications Title: Torrens Titled Year built: 2012 Council: City of Charles Sturt Council rates: \$1235.20pa (approx) ESL: \$114.25pa (approx) SA Water & Sewer supply: \$153.70pq (approx) All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629