

7 James Street, Darlington, SA 5047



Sold House

Thursday, 28 March 2024

7 James Street, Darlington, SA 5047

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 800 m2

Type: House



Samuel Paton
0882928300

\$800,000

Introducing 7 James Street, Darlington, where comfort meets convenience in this contemporary property boasting an array of desirable features. Enter the home, where natural light floods the living areas, creating an inviting ambiance throughout. The modern kitchen is the heart of the home, and features plenty of bench space as well as cupboard storage, and a gas stovetop. This spacious abode offers three bedrooms, complemented by an additional rumpus room, providing versatility for various lifestyle needs. A well-appointed bathroom caters to daily routines, and features a bath tub and a separate shower with hot water powered by gas, providing reliability and efficiency. Outside, the large easy-care yard beckons for outdoor enjoyment, ideal for gatherings or simply unwinding amidst nature's embrace. Venture further to discover the lined rumpus, offering additional space for entertainment or relaxation. A magnificent decked area is the perfect place to host summer BBQ's or simply relax outside whilst watching the children play on the grass. Additional features include reverse cycle ducted heating and cooling throughout the home, ensuring optimal temperature control no matter the season. Plus, enjoy the convenience of an additional split system in the living area, perfect for customised comfort settings. Added charm and character by the polished timber floorboards throughout. Residents will appreciate the carport allocated at the property, along with plenty of driveway space for additional off-street parking. Location is key, and 7 James Street doesn't disappoint. Situated amidst the tranquillity of walking tracks in the national park, yet mere minutes away from Seacliff Beach, Marion Shopping Centre, and the expressway, convenience is at your doorstep. With easy access to Flinders and a straightforward commute to the City, this residence epitomises modern living at its finest. Families will appreciate the zoning to Seaview High School and the close proximity to other reputable schools like Darlington Primary School, Marion Primary School, Sacred Heart College, and Westminster School. What we Love: • Polished timber floorboards throughout • Abundance of natural light flooding the living areas • Modern kitchen with gas stovetop • Three bedrooms plus additional rumpus room • Well-appointed bathroom featuring a bathtub • Large, easy-care yard ideal for outdoor enjoyment • Lined rumpus room offering additional space for entertainment or relaxation • Magnificent decked area perfect for hosting summer BBQs or relaxing outdoors • Reverse cycle ducted heating and cooling • Additional split system in the living area • Carport plus ample driveway space for parking • Convenient location near walking tracks, Seacliff Beach, Marion Shopping Centre, and expressways • Easy access to Flinders and the City for a straightforward commute • Zoning to Seaview High School and close proximity to other reputable schools

Specifications: Torrens titled Land size - 800sqm (approx.) Year built - 1960 Council rates - \$1,693.81 per annum ESL - \$309.05 per annum Water rates - \$74.20 per quarter Sewer rates - \$98.24 per quarter Auction: Saturday, 13th April 2024 at 3:00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences. 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.