

7 Paterson Road, Pooraka, SA 5095

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House For Sale

Thursday, 11 April 2024

7 Paterson Road, Pooraka, SA 5095

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 574 m2

Type: House



Mark Fricker
0413000845



Tim Dennis
0428909228

Auction \$770,000

Auction Location: On Site Elevate your lifestyle with this exceptional residence in Pooraka, originally crafted as a showcase by Rossdale Homes. As you approach, the inviting facade and meticulously maintained gardens set the stage for what lies within. Whether you're a first-time buyer or seeking space for your growing family, this five-bedroom, two-bathroom sanctuary sprawled across approximately 574sqm offers an unparalleled living experience. Step inside to discover a haven of comfort and elegance. The wide hallway beckons you into the heart of daily life, where an open-plan family, meals, and kitchen area awaits. The timeless kitchen is a culinary delight, featuring a gas cooktop and ample storage, making it a hub for both cooking and gathering with loved ones. Entertaining seamlessly transitions outdoors to the inviting pergola, where memorable gatherings await amidst the lush surroundings. The rear of the house boasts a shed and expanses of lawn, offering a personal oasis for gardening enthusiasts. Additional highlights such as ducted heating and cooling and a double garage with rear access further enhance the functionality of this cherished home. Immerse yourself in the charm and convenience of this masterpiece, where every detail has been meticulously crafted to elevate your lifestyle. Features that make this home special:- Master bedroom featuring a walk-in robe and ensuite - Bedrooms 2, 3, and 4 offer built-in robes- Versatile 5th bedroom can serve as a home office or playroom, adapting to your family's needs- Open plan living area integrates a spacious kitchen with gas cooktop and abundant storage- Light-filled formal lounge room - Main bathroom with bath, shower and separate toilet and powder room- Separate laundry with external access - Expansive pitched roof pergola invites outdoor gatherings and leisure time- Breezair ducted evaporative air conditioning and Braemar gas ducted heating for year-round climate control - Fully tiled double garage provides secure parking, with convenient rear access- Garden shed adds extra storage- 6.6Kw solar system Located in close proximity to all amenities including parks and reserves and just minutes away from public transport options and a variety of schools including Roma Mitchell Secondary College, Pooraka Primary School and St Pauls College. Only a short drive to Ingle Farm Shopping Centre, Mawson Lakes Shops and all the shopping and entertainment that Tea Tree Plaza has to offer. All this and less than 12km (approximately) to the Adelaide CBD. All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee 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 inquiries and obtain their own legal advice. 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