

**8/122-124 South Terrace, Pooraka, SA 5095**



**Sold Other**

Tuesday, 23 April 2024

8/122-124 South Terrace, Pooraka, SA 5095

**Bedrooms: 2**

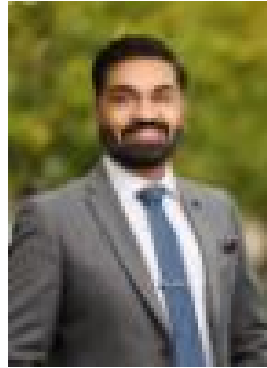
**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



Jaya Prageeth



Brijesh Mishra  
0430140905

**\$420,000**

Delightfully nestled at the rear of a pleasant group where sweeping lawns and established trees create an essential botanical ambience for your everyday living, this upgraded solid brick unit offers generous living areas and contemporary fittings across a traditional 2 bedroom design. A great location just across the road from Pooraka Triangle Park will provide a wonderful lifestyle for the active growing family, while easy access to local schools, public transport and local shopping is an added bonus. Crisp floating floors, fresh neutral tones and LED downlights create a refreshing, modern decor that flows throughout the in. Relax in a generous light filled living room where split system air-conditioning ensures your year-round comfort and bright bay window allows natural light to gently fuse. A spacious combined kitchen/dining room is a great spot for your everyday meals. Cook in contemporary comfort with composite stone bench tops, stainless steel appliances, glass cooktop, sleek tiled splash backs, crisp modern cabinetry and push-to-open overhead cupboards. Both bedrooms are spacious and light, with the master bedroom featuring a built-in robe. A bright main bathroom with separate bath and shower plus upgraded vanity will cater for both residents and guests, while a clever walk-through laundry with under bench appliance space completes the interior. Relax outdoors in a comfortable paved rear courtyard with timber frame pergola over. There's plenty of space to cook up barbecue and ample room to relax and soak up the outdoor ambience. A single carport space will accommodate the family car, completing a value packed offering that is bound to appeal to both homebuyers and investors. Briefly: \* Colonial style 2 bedroom unit in the ideal lifestyle location \* Perfectly positioned at the rear of the group with easy access to local schools, shopping and transport \* Crisp floating floors, fresh neutral tones and LED downlights \* Spacious living room with bright bay window and split system air-conditioner \* Combined kitchen/dining room \* Kitchen features composite stone bench tops, stainless steel appliances, glass cooktop, sleek tiled splash backs, crisp modern cabinetry and push-to-open overhead cupboards \* 2 spacious bedrooms, both bright and light \* Bedroom 1 with built-in robe \* Full main bathroom with separate bath and shower \* Walk-through laundry with under bench appliance space \* Spacious paved rear courtyard with timber frame pergola and garden shed \* Single carport space \* Rainwater tank

The many and various open space, reserves and sporting venues of Pooraka are close at hand including Pooraka Triangle Park, The Pooraka Community Centre and The Dry Creek Linear Reserve, all within walking distance. Lindblom Park and the State Sports Centre are also within easy reach and public transport on Bridge Road is a short walk away. Local unzoned primary schools include Pooraka Primary, a short walk away, Ingle Farm Primary, Northfield Primary and Blair Athol North Primary. Roma Mitchell Secondary College is the zoned high school, and The University of South Australia, Mawson Lakes Campus is easily accessed. Take your pick of Mawson Lakes Shopping Centre or Ingle Farm Shopping Centre for your weekly groceries, with the Gepps Cross HQ Lifestyle Shopping Precinct also close by. Year Built: 1976 Strata Titled Strata Fees: \$400 p/q \* Please note that the sale will be subject to a lease back to the owner until the end of November at \$500 per week. For more information, contact Jaya Prageeth on 0430 397 878 or Brijesh Mishra on 0430 140 905. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. DISCLAIMER: We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326547