

# 8/7 David Street, Pooraka, SA 5095

## Unit For Sale

Friday, 22 March 2024

8/7 David Street, Pooraka, SA 5095

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jake Theo  
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## Offer Accepted

Impeccably positioned on a quiet, cul-de-sac street, among a well-maintained complex and only one adjoining neighbour, easy care gardens line the front and back of this loved and cared for abode. Built in c.1976 and well kept throughout, this home is the ideal scenario for the busy professional couple, first home buyers, downsizers, or investors alike, all keen for a slice of the benefits that a prime city-fringe locale offers. Move in ready, the home that stands today offers a versatile floorplan equipped with an attached carport, spacious lounge room on entry that connects to an eat-in kitchen, two bedrooms, fully equipped bathroom with full sized bathtub, and last but not least, a generous outdoor undercover entertaining alfresco overlooking an easy-care yard. A desirable opportunity to obtain a slice of quality Pooraka real estate. A chance that is not to be missed! Features to note: • Only one joining neighbour • Connecting carport • Split system reverse cycle Fujitsu air conditioning to lounge room • Ample storage to hallway • Gas cook top • Low maintenance gardens • Built in robes to both bedrooms • Ceiling fan to bedroom 1 • Full sized bathtub • Separate laundry • Spacious rear yard • Outdoor undercover entertaining

Nearby Attractions, Entertainment and Conveniences: • LJ Lewis Reserve Dog Park and Pooraka Dog Park • Dry Creek River Trail • Adelaide Super Drome • Pooraka Skate Park • Adelaide Croatia Raiders Soccer Club • Shops, Restaurants, Bars: • Bridgeway Hotel • Gepps Cross Homemakers Centre • New District Outlet Centre • Ingle Farm Shopping Centre 6 minutes from home • Schooling: • Zoned to Roma Mitchell Secondary College (20 minute walk from home) • Walking distance to Pooraka Primary • Transportation: • Ample bus stops along Bridge Road and Pratt Avenue • 14-minute drive to Westfield Tea Tree Plaza and the O'Bahn heading into the city

Method of Sale: • Best Offers By 7:00pm, Monday 8th April 2024. Disclaimer: • Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, TOOP+TOOP makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes. For more information: Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0448 888 816.