

# 8 Mimosa Drive, Vale Park, SA 5081



## House For Sale

Thursday, 13 June 2024

8 Mimosa Drive, Vale Park, SA 5081

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 7**

**Area: 621 m2**

**Type: House**



Davin Poulter

## **Auction Sun 30 June at 1:30pm**

AUCTION SUNDAY 30th JUNE at 1:30 pm (on site) UNLESS SOLD BEFORE HAND Beautiful 3 Bedroom Family Home, Overlooking Linear Park, set in an Amazing Location. The Home Comprises 3 good size Bedrooms, each with floor to ceiling Built in Robes and ceiling fans & Bedrooms 1 and 2 enjoy lovely polished timber floors & Bedrooms 2 and 3 each have r/c split system air conditioning. There are 2 Bathrooms, with the main bathroom downstairs, comprising a separate shower, separate bath, vanity, heat lamp, plus a separate toilet & Bedroom 3 enjoys the 2nd bathroom with a private ensuite with a corner shower, toilet, plus a lovely vanity and mirror, and heat lamp. Large Lounge room with polished timber floors and picturesque window views of Linear Park. Entertainers Kitchen with stone bench tops, 4 burner Gas cook top, Dishwasher, r/c split system air conditioning, Double sink, filtered water tap & plenty of cupboard space. Separate Dining room with a ceiling fan and tiled floor, plus a set of Double French doors, leading out to the amazing Outdoor Undercover Entertaining area, plus a separate Gazebo, ideal for all year round entertaining. Single Lock Up Garage with an automatic roller door, Plus a Single Lock Up Carport, with an automatic roller door & there is a large separate Laundry with external access to the clothesline. Other features of the home include: High Ceilings, Solar system, Ducted Reverse Cycle Air conditioning & Bedroom 3 enjoys lovely Balcony Views overlooking the Beautiful Linear Park Walking Trails. The home is set in the Walkerville Council area, set on a generous 621 sqm corner allotment (approximately) with Panoramic Linear Park Views. Close to schools, Transport & a short drive to Walkerville, Marden, Norwood and North Adelaide Shopping and Café precincts and the CBD. 3 Bedroom Family Homes of this calibre, overlooking Linear Park, are in Very High Demand, so Register your interest Today !Note: The vendor has requested for no price guide to be advertised for this property, therefore if you wish for a copy of recent sales for the area, please email the agent with your request, Thank you ! RLA175882