

**8 Pratt Avenue, Pooraka, SA 5095**

**CENTURY 21**

**House For Sale**

Wednesday, 12 June 2024

8 Pratt Avenue, Pooraka, SA 5095

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 580 m2**

**Type: House**



Andy Nguyen  
0405721109

## AUCTION

AUCTION ONSITE SUNDAY 30th June 2024 11:30AM ( USP) Nestled on a spacious allotment of approximately 580sqm, this beautiful 1930s bungalow boasts four generous bedrooms, each with built-in robes and ceiling fans. The property features a fully fenced yard with motorised gates, a central open lounge with polished floorboards and gas heating fireplace, and a neutral bathroom with a toilet, bath, shower, and adjacent walk-in laundry with an additional toilet. The spacious kitchen and dining area includes ample overhead cabinets, and a sleek design dishwasher. The well-maintained garden offers an undercover paved entertaining area, perfect for outdoor relaxation. A bonus studio with its own private bathroom and toilet provides flexibility for uses such as a beauty therapist room, nail or hair salon, or home office. The under garage accommodates up to two cars. Never have to worry about your electricity bill, with 14KW solar system. Conveniently located close to essential amenities and a variety of Schools such as, Roma Mitchell Secondary College, Pooraka Primary School and St Pauls College. The home is also only a short drive to Ingle Farm Shopping Centre and Mawson Lakes Shops. It takes only 12 km to the CBD (approx.), this charming character home offers a unique blend of comfort, functionality, and potential. Proudly presented by Andy Nguyen of Century 21 Property People, this is an opportunity you won't want to miss!

The Vendor's Statement (Form 1) will be available for perusal by members of the public: (A) at the agent's office for at least 3 consecutive business days immediately preceding the auction and (B) at the place of the auction for at least 30 minutes immediately before the auction commences.

RLA 2140

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