

# 8 Sierra Nevada Boulevard, Pasadena, SA 5042

## Sold House

Thursday, 19 October 2023

8 Sierra Nevada Boulevard, Pasadena, SA 5042

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 790 m2

Type: House



Mark Lands  
0402209563



Tyson Benbow  
0490354781

**\$815,000**

This great home sits on a spacious 790 square meter block, offers a 24.5 meter frontage (approximates), and presents exceptionally well in the current market. On offer are three good sized bedrooms, a lovely formal lounge room and a spacious backyard allowing you to add your own personal touches! Perfectly positioned within close proximity to a variety of valuable amenities, this home is within walking distance to Pasadena Shopping Mall which offers Foodland, OTR and Dan Murphy's as well as a selection of beautiful cafes and restaurants. Westfield Marion is also a short drive away for specialty shopping, entertainment and dining options. You are also surrounded by a variety of stunning parks and reserves such as Sierra Nevada Reserve, Branson Reserve, Pasadena Reserve as well as the gorgeous Shepherds Hill Recreation Park and the popular Windy Point Lookout is less than a 10 minute drive away. The quality education options nearby include Flinders University Tonsley, Clovelly Park Primary School, Clapham Primary School and Sacred Heart College (Champagnet Campus). The Southern Expressway is also close at hand and provides you with the opportunity to immerse yourself in the attractions of McLaren Vale during your weekends! Key features include: > Three generously sized bedrooms, each equipped with ceiling fans and split system air conditioners. > Lovely formal lounge room which comprises a heater and split system air conditioner for year round climate control. > Step further through the home and you will encounter a light filled kitchen and dining area which makes this the perfect space to dine indoors with loved ones. > The kitchen offers a double sink with Puratap, a gas cooktop, a built-in pantry and valuable breakfast bar seating. > The spacious backyard features a large pergola and multiple storage sheds for your convenience. > The bathroom includes a bath, a shower, and a vanity as well as a separate toilet. > Good sized laundry which offers a double basin as well as a built-in cupboard. > Wine cellar at the rear of the property. > Linen press positioned centrally within the home for additional storage. Details: Certificate of Title | 5725 / 679 Title | Torrens Title Year Built | 1975 Land Size | 790 sqm approx Frontage | 24.5 meters approx Cooktop | Gas Council | City of Mitcham Council Rates | \$458.80 pq Water Rates | \$201.61 pq All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.