

80 Henderson Avenue, Pooraka, SA 5095



Other For Sale

Wednesday, 10 April 2024

80 Henderson Avenue, Pooraka, SA 5095

Bedrooms: 6

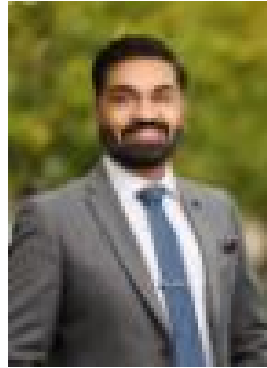
Bathrooms: 2

Parkings: 1

Type: Other



Jaya Prageeth



Brijesh Mishra

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Sunday 28th April 3:30pm (USP)

Perfectly positioned on a generous wide frontage allotment of 743m², this spacious family home offers both formal and casual living areas, dedicated study, vibrant alfresco areas and rear street access across a sweeping 5 bedroom design. Crisp floating floors, solid wooden floors, fresh neutral tones and quality downlights flow effortlessly throughout the living areas, where natural light gently infuses with a calming warmth. Relax in the spacious formal lounge or step on through to a large L-shaped family/dining room, the perfect casual space for the growing family. Dual sliding doors provide a seamless interaction between indoor and outdoor living. Step outdoors and entertain alfresco style under a high gabled pergola overlooking a large lawn covered backyard where there is plenty of room for kids and pets. For the aspiring MasterChef, a stunning modern kitchen features crisp white cabinetry, laminate bench tops, glass induction cooktop, modern appliances, subway tiled splash backs, breakfast bar and push to open overhead cupboards. A spacious games room/study offers that valuable 3rd living space, ideal for the teens or kids, or the perfect home office. All 5 bedrooms feature ceiling fans and floating floors. The master bedroom offers a walk-in robe and ensuite bathroom. Bedrooms 2, 3 & 4 are equipped with built-in robes. A clever 3 way main bathroom features a corner spa bath and open vanity, while a walk-through laundry completes the interior. An extra wide single garage with auto roller door will accommodate the family car and there's plenty of space for the caravan or boat with additional vehicle access via lock-up gates to the rear street. 22 solar panels with battery will ensure your energy bills low while ducted heating and cooling offers year-round comfort. Beautifully presented and thoughtfully designed home, ideal for the growing or established family. Briefly:*

- Spacious family home on generous wide frontage 743m² allotment*
- Both formal and casual living with 5 spacious bedrooms*
- Crisp floating floors, fresh neutral tones and quality downlights to the living areas*
- Solid wooden floors in kitchen, family room and hallways*
- Generous light filled formal lounge*
- A large L-shaped family/dining room with dual access sliding doors to alfresco*
- Stylish modern kitchen offering features crisp white cabinetry, laminate bench tops, glass induction cooktop, modern appliances, subway tiled splash backs, breakfast bar and push to open overhead cupboards*
- Spacious games room/study, offering the ideal 3rd living space*
- All 5 bedrooms with floating floors and ceiling fans*
- Master bedroom with walk-in robe and ensuite bathroom*
- Bedrooms 2, 3 & 4 with built-in robes*
- Clever 3 way bathroom with corner spa bath and open vanity*
- Walk-through laundry with exterior access*
- Temperature controlled hot water*
- Ducted heating and cooling*
- Large paved alfresco entertaining pergola*
- Sweeping lawns covered backyard with established border gardens*
- Dual access gates and parking area via the rear street*
- 22 panel solar system with battery

Pooraka Oval, Rowe Park, The State Sports Centre and The Dry Creek Linear Reserve are within easy reach for your sport and recreational pursuits. Public transport is at your door with a bus route on Henderson Avenue. Take your pick of Mawson Lakes Shopping Centre or Ingle Farm Shopping Centre for your weekly groceries and The Gepps Cross Homemaker Centre with its specialty shopping and weekly markets. Unzoned schools in the local area include Ingle Farm Primary School, North Ingle School, Ingle Farm East Primary School, Pooraka Primary School & Para Hills School P-7. The local zoned high school is Para Hills High School. Private schools in the area include Endeavour College & The University of South Australia Mawson Lakes Campus, both within easy reach. 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