

**9 Butler Street, Mallala, SA 5502**

**Raine&Horne.**

**House For Sale**

Tuesday, 14 May 2024

9 Butler Street, Mallala, SA 5502

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1574 m2**

**Type: House**



Neil Bowden  
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## Best Offers By 29th May 2024 - USP

Circa 1994 this very appealing brick veneer family home is situated on a fantastic 1574m<sup>2</sup> allotment within a short walk to all of the township's facilities. Suitable for families or retirees the home features:

- Feature courtyard to the front entrance
- 3 double bedrooms the master with large walk in robe & sliding door access to the patio
- Formal lounge or if required a 4th bedroom
- Huge bright open plan kitchen/living/dine , the kitchen has ample bench & cupboard space
- 3 way family bathroom with the bath & shower room, vanity area & separate toilet
- Large country style laundry with wall of built-in storage & bench
- Linen storage to hallway
- Single garage UMR with direct access to the home - has potential to be utilised as another living area or bedroom
- Ducted reverse cycle air-conditioning & combustion heating
- 9 foot ceilings throughout
- Solar power

Further improvements include:

- Gabled patio & outdoor entertaining area
- BBQ area
- Extensive shade house area to the side of the home
- 6x9 metre shed with concrete floor, light & power plus a full length secure leanto & storage area
- Car/caravan port
- Storeshedding & wood shed
- 22,500 litre rainwater tank plus other small tanks
- Low maintenance gardens of lawns, succulents, shrubs & fruit trees.

The second driveway provides excellent access to the rear of the property enabling you to utilise the space to its maximum. There is plenty of room for caravans boats & trailers. Mallala is a very friendly rural township within a 40 minute drive to Adelaide. Come to Mallala & enjoy a relaxed country lifestyle.