

9 Carlson Court, North Haven, SA 5018

Sold House

Friday, 12 April 2024

9 Carlson Court, North Haven, SA 5018

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 766 m2

Type: House



Ali Hussain
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\$918,500

Sold By Ali Hussain - Similar Homes Wanted Welcome to 9 Carlson Court, North Haven. An opportunity that doesn't come by often. Perfectly positioned in a quiet cul-de-sac location lies this fantastic quality built, brick veneer property. Situated on 766sqm of prime land, the lovingly maintained 3 bedroom family sized home provides plenty of options for a wide range of buyers. This substantial home offers a flexible floor plan with multiple living rooms, an open plan lounge/living, separate dining area and family room. A central kitchen is in the heart of this fabulous home. The home has been loved and cared for the past 50 years by one owner. It's truly well cared and a special home to be passed on to the new owners. The master suite is a sanctuary with a large walk-in robe and a private en suite cleverly hidden behind doors to resemble cupboard space. Bedrooms 2 and 3 offer comfort with plush carpeting and wide windows. Original main bathroom with floor-to-ceiling tiling and a large bath. Outdoor living is a delight, with a large undercover decking area and a spacious grassed area caters to the active family. A large tool and garden shed offers ample storage for outdoor necessities. What we love about this home: *Corner block on 766sqm (approx.) *3 Large bedrooms *Large open plan living and dining * Large backyard with plenty of space for the kids to explore or pets to run around *Downlights throughout *Zoned ducted heating and cooling *Solar panels for energy efficiency *Additional off street car parking for vehicles *Centralised kitchen with gas cooktop *Low maintenance established front and rear gardens *Two small tool sheds / storage *Garage with auto roller door *Ducted evaporative air conditioning *Gas wall heater in living room *Provision for double gated entry from Carlson Drive *E.A. Carlson reserve park right behind your doors *Rental potential \$600 - \$650 per week (approx.) Located in a friendly neighbourhood, close to local shopping, parks, cruising yacht clubs, public transport bus and train, golf course and schooling this suburb offers a perfect blend of urban convenience and only a hop skip and jump to marina living. Specifications: *Council / City Of Port Adelaide Enfield *Land Size / 766sqm (approx.) *Title / Torrens Title *Year built / 1982 *Frontage / 19.05 (approx.) *Council Rates / \$1,385.00 PA (approx.) *SA Water Rates / \$74.20PQ (approx.) **Auction: Saturday 27th April 2024 at 11:00AM (Unless Sold Prior) PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to assist you in your value research. Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. *If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. *Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. *The vendor's statement may be inspected at 77 Semaphore Road, Semaphore for 3 consecutive business days immediately preceding the auction; and at the auction; for 30 minutes before it starts. RLA 325043