

9 Regent Avenue, Pooraka, SA 5095



House For Sale

Tuesday, 16 January 2024

9 Regent Avenue, Pooraka, SA 5095

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 368 m2

Type: House



Bianca Bourgonjen
0427287821



Alex Diamond
0407443857

Auction On-Site Saturday 3rd February 4:00PM

A wonderful opportunity for first home buyers, downsizers, or investors looking for rewarding rental returns. Quietly nestled on a convenient, easy care allotment, in a great location on a quiet street, only 20 minutes commute to the CBD is this tidy, two-bedroom, solid brick home. The home is in all round good order and offers fresh floating floorboards and bright neutral tones to the living spaces. Natural light gently infuses through generous window placements and security roller shutters to all main windows ensure your privacy and peace of mind. A generous living room offers wall air-conditioner and ceiling fan while an adjacent kitchen/meals provides bright and modern amenities. There is plenty of space to cook and eat in this contemporary kitchen boasting double sink with Pura Tap, generous pantry, ample cupboard and bench space, tiled splashback's and stainless steel stove and range hood. The home offers 2 spacious bedrooms, both of double proportion with crisp floating floors, built-in robes, ceiling fans and split system air conditioners. A pleasant main bathroom provides neat and tidy amenities with separate bath and shower, while a separate laundry with exterior access door completes an impressive interior. Entertain out doors in style under a large full width rear verandah where sandstone paving adds a contemporary appeal. There is plenty of space to cook up a barbecue and relax with family and friends, all overlooking a generous rear yard with ample room for both children and pets. A single carport will accommodate the family car while a rainwater tank ensures the garden always green.

FEATURES WE LOVE

- Solid brick home "circa 1963" on generous easy care allotment
- Crisp floating floors and bright neutral tones throughout
- Security roller shutters to all main windows
- Spacious living room with ceiling fan and wall air-conditioner
- Combined kitchen/meals featuring double sink with Pura Tap, generous pantry, ample cupboard and bench space, tiled splashback's and stainless steel stove and range hood
- 2 spacious double sized bedrooms, both with ceiling fans, built-in robes and split system air conditioners
- Bright main bathroom with separate bath and shower
- Generous laundry with exterior access door
- Spacious entrance foyer
- Full width rear verandah over sandstone paved patio
- Ample space for children and pets to play
- Rainwater tank
- Single carport
- 2.7 m ceilings
- Great cul-de-sac location quiet street

Perfectly positioned with local amenities close at hand including several local parks and reserves. Pooraka Oval, Lindblom Park and the State Sports Centre are within easy reach with public transport on Bridge Road just around the corner. Local schools include Pooraka Primary, Ingle Farm Primary and Valley View Secondary School. Take your pick of Mawson Lakes Shopping Centre or Ingle Farm Shopping Centre for your weekly groceries. This home offers value buying in a lower price range, and will attract first home buyers right through to seasoned investors.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | City of Salisbury Zone | GN - General Neighbourhood \\ Land | 368sqm (Approx.) House | 161sqm (Approx.) Built | 1963 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa