

10 Patricia Street, Coromandel Valley, SA 5051

House For Sale

Thursday, 11 July 2024



10 Patricia Street, Coromandel Valley, SA 5051

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1470 m2

Type: House



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\$850,000 - \$935,000

What an exciting opportunity for couples and families to move into this well presented home positioned on an outstanding 1,470 square metre allotment. Built in 1972 this double brick home has been well kept and maintained and is move in ready. The floorplan includes two separate living areas, an upgraded kitchen, bathroom and three good bedrooms. The master bedroom features a large window outlook, built in cupboard storage and connects to a two-way ensuite. There is ideally a separate toilet. Bedrooms two and three also present well with built in cupboards, soft carpets and a lovely aspect from the third bedroom towards the rear yard. There are two enjoyable living spaces - the spacious family room combines with everyday dining and has a large window outlook with views into the distance ... the home faces north which creates a beautiful light filled room which the whole family will enjoy. The upgraded kitchen includes Caesarstone benchtops, a glass splashback, good cupboard and drawer storage, double sink, built in microwave, designated space for the fridge, skylight, Bosch appliances - oven and induction cooktop, an Asko dishwasher and connects well to the second family living room - which overlooks the wonderful rear yard setting! The rear yard environment is a real treat ... land like this is gold! Not only for children who can run amok in this environment but for parents who love living amongst nature, gumtrees and just an overriding sense of space ... it really is a great backyard! It's so peaceful and features an impressive green luscious lawn, two outdoor entertaining areas - one with a pizza oven. There is an accessible fully powered work shed on a concrete slab with plenty of space to store a boat or car. Importantly there is vehicle access into the rear yard through the carport. Extra features of this home and land include reverse cycle split system air conditioning, ceiling insulation, German Solar Panels, security alarm, second shower, instant gas hot water, three filtered Rainwater tanks - 18,000 litres and a garden shed! The Sturt Linear Walking Trails, Craighburn Primary School and Weymouth Recreation Reserve are all within close proximity and the local Blackwood Shopping Precinct is only a short trip in the car. 10 Patricia Street is a wonderful opportunity in more ways than one. A quality home, excellent allotment and the surrounding lifestyle is a treat for everyone ... GO for it and make it yours!