

10B Mary Crescent, Newton, SA, 5074



House For Sale

Saturday, 10 August 2024

10B Mary Crescent, Newton, SA, 5074

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

DOUBLE SIDE BY SIDE GARAGING, TORRENS TITLED, STREET FRONTED!

This stunning home, built in 2020, presents beautifully throughout. It boasts a northern front orientation, filling the interior with natural sunlight. Located in a peaceful crescent, it is just 50 metres (approx.) away from an irrigated reserve and playground, with no streets to cross to get there for your children's safety.

You can also walk to Newton Central Shopping Centre, only approximately 250 metres away, where you'll find Target, Drakes, and all the cafés at your fingertips.

The home features a huge, spacious open family and dining area that extends outdoors through sliding doors to an all-weather paved outdoor entertaining space, with a new verandah along with private lawns and gardens for your pets and kids to enjoy outdoor activities.

With 2.7m high ceilings, durable timber veneer flooring, a large stone kitchen benchtop, double sink, and stainless steel appliances, including a gas cooktop, electric oven, built-in dishwasher and a large fridge alcove to accommodate a wide refrigerator. This stunning home is both stylish and functional, and offers zoned ducted reverse cycle air conditioning throughout. The enormous master bedroom includes a large walk-in robe and ensuite, while bedrooms 2 and 3 are generously sized and come with fitted robes. This home promises years of easy-care, low-maintenance living and is perfect for those looking to grow into and enjoy all that this peaceful location has to offer.

Council Rates: \$1450.20 per annum approx.

SA Water: \$167.79 per quarter approx.

E.S.L: \$133.95 per annum approx.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 194 Magill Road Norwood for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

*All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to property's land size, floorplans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.