

# 1A Galleon Close, Blakeview, SA 5114



## House For Sale

Tuesday, 25 June 2024

1A Galleon Close, Blakeview, SA 5114

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 386 m2

Type: House



Clifford Madtha

0470069360

## Best Offer by 5pm on the 15th of July

Welcome to your dream home! Discover the perfect blend of comfort, convenience, and contemporary living in this stunning 3-bedroom, 2-bathroom, 2 garage family home located in the sought-after suburb of Blakeview. Built in 2004 and meticulously maintained, this property is ideal for families, first home buyers, and astute investors looking for a modern and well-located home. Key Features You'll Love About This Home: - Three generously sized bedrooms, including built-in robes in bedrooms 2 and 3, and two living areas. - The outdoor alfresco area is perfect for hosting parties, offering a beautiful and inviting space with endless possibilities for outdoor entertaining. - Light-filled kitchen with ample storage and bench space. - Separate laundry room for added convenience. - Ducted reverse cycle air conditioning ensuring year-round comfort. - Premium kitchen appliances, including a gas cooktop, gas oven, and dishwasher. - Spacious double-width garage with an automatic roller door, featuring internal and rear access. - Security doors with privacy screens for enhanced peace of mind Energy-efficient gas-boosted solar hot water system. - 10 kW solar system with 22 panels, offering significant energy savings. - Electronic roller shutters on all windows and doors for superior security and privacy. - Brand new roof. - Newly installed roller shutter for the garage. - Impressive rental yield potential with weekly rental rates ranging from \$600 to \$675. This immaculate property is ideal for families, first home buyers, and savvy investors seeking a modern, well-located home. Within walking distance, you'll find Cherrytree Park and Winulta Park, perfect for outdoor activities. The property is conveniently close to Munno Para Shopping Centre and Blakes Crossing Shopping Centre, offering a variety of shops and services. Additionally, it is near excellent educational institutions such as Trinity College, Craigmore Public School, Blakeview Public School, and Blakes Crossing Christian College. - Year Built: 2004 (approx) - Land Size: 386 sqm (approx) - Zoning: GN General Neighbourhood - Local Council: City of Playford - Council Rates: \$1,808 per annum (approx) - Total Built Area: 213 sqm - Water Charges: \$162.20 per quarter (approx) - Title: Torrens Title - Easements: None - Encumbrances: Not Available RLA 300 185 Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website