

**2 Carlow Street, Sturt, SA 5047**



**House For Sale**

Wednesday, 3 July 2024

2 Carlow Street, Sturt, SA 5047

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 321 m2**

**Type: House**



Kate Barnett

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**\$740,000 - \$780,000**

Discover the perfect blend of modern living and convenience in this stunning family home located in the heart of Sturt, Adelaide. Boasting a range of top-tier features and nestled in a prime location, this property is your gateway to an enviable lifestyle. Step inside this beautifully designed home, featuring three spacious bedrooms, each equipped with built-in robes (BIRs) to provide ample storage. The master bedroom is a true retreat, complete with his and hers walk through wardrobes to private ensuite for your comfort and convenience. High ceilings throughout the home create an open, airy ambiance, enhancing the sense of space and light. The heart of this home is its modern kitchen, designed for both functionality and style. Cook like a professional with a sleek gas cooktop and electric oven, and enjoy the convenience of a dishwasher, making clean-up a breeze. For added convenience and health, a Puratap filter provides filtered water directly from the tap, ensuring refreshing drinking water at your fingertips. Sustainable living is easy with a rainwater tank plumbed directly to the house (for the toilets), helping you save on water bills and support the environment. Efficient energy solutions include a 1.5kW solar power system and gas hot water service, significantly reducing your energy bills. Stay comfortable year-round with reverse cycle air conditioning system, ensuring your home is always at the perfect temperature. The laundry area is thoughtfully designed with a bench and cupboards, perfect for a front loader washing machine, providing ample storage and workspace. The hallway features a lined cupboard, offering additional storage solutions to keep your home organised and clutter-free. Secure parking is guaranteed with a single garage featuring an automatic roller door, providing peace of mind and easy access. Rest easy knowing your home is protected with Rentokil termite baiting in place under triannual management, ensuring long-term protection against termites. This property has been meticulously maintained, making it move-in ready for you and your family.

**What You'll Love;**

- 3 Bedrooms with BIRs: Including a master suite with his and hers walk-through robes and an ensuite.
- High Ceilings: Enhancing spaciousness and light throughout the home.
- 1.5kW Solar Power System: Energy-efficient and cost-saving.
- Modern Kitchen: Featuring a gas cooktop, electric oven, and dishwasher.
- Gas Hot Water System (HWS): Reliable and efficient.
- Ducted Reverse Cycle Air Conditioning: Comfort throughout the home.
- Ample Storage: Two linen cupboards and a laundry fitted with under-bench cupboards.
- Single Garage: Equipped with an automatic roller door and internal access.
- Eco-Friendly Living: Rainwater tank plumbed to the toilets.

The property is currently being rented out with a lease end date of September 2024. Living in Sturt means enjoying the best of both worlds – a serene suburban lifestyle with quick access to all the amenities you need. Just minutes away from Flinders Medical Centre and Flinders University, this location is ideal for healthcare professionals and students. Enjoy leisurely weekends at the nearby Seacliff, Brighton, and Glenelg beaches, or indulge in retail therapy at Westfield Marion, South Australia's largest shopping centre. As part of the City of Marion, you'll benefit from exceptional public services, including well-maintained parks, sports complexes, and community centres. The area offers excellent educational institutions and proactive community initiatives that enhance the quality of life for all residents. Efficient public transport networks make commuting a breeze, connecting you seamlessly to the rest of Adelaide. Join a friendly, diverse community in a suburb known for its leafy streets, safe environment, and strong community spirit. Whether you're enjoying local dining, exploring parks, or participating in community events, Sturt offers a welcoming atmosphere and a vibrant lifestyle.

Built in 2009

**Certificate of Title:** 6038/511  
**Council:** City of Marion Council  
**Council Rates:** \$1430 pa (approx)  
**ESL:** \$135 pa (approx)  
**SA Water:** \$157pq (plus usage) (approx)  
**Land Size:** 321m<sup>2</sup> (approx)

For an inspection of this unique offering please click on the inspection link or contact us if times and days don't suit... those who hesitate, will miss out! You will need to register to view this property. Please click on the Book inspection or Email Agent and we will respond with available inspection times. By registering, you will be informed of any updates about the inspection or any cancellations.

**Disclaimer:** Whilst we have gathered all information provided from sources deemed reliable, we cannot guarantee it's accuracy. We shall not be held liable for any errors, inaccuracies or omissions, including, but not limited to, details regarding a property's land size, floorplan and dimensions, building age, description or condition. It is strongly advised that those interested make their own enquiries and obtain independent legal and financial advice.