

**2 Carlson Ct, North Haven, SA, 5018**

**House For Sale**

Friday, 30 August 2024

2 Carlson Ct, North Haven, SA, 5018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Family-Friendly Home In Haven

Welcome to 2 Carlson Court, North Haven. Perfectly positioned in a quiet cul-de-sac location lies this fantastic quality solid brick home. Situated on 705sqm of prime land.

Sitting amongst well presented homes and positioned in a quiet cul-de-sac. This beautiful family home offers 3 generous sized bedrooms, with main including its own ensuite and valuable built in robe. The separate living and dining areas are a true delight for casual, formal or family get-togethers. The fully appointed classic styled kitchen offers extensive cabinetry and bench space to satisfy the chefs of the home and is even fitted with a unique kitchen bar.

The rear garden itself is remarkable in size and manicured to perfection. Spending your time outdoors can be enjoyed all year round as it accommodates an undercover carport and an extensive rear verandah adjacent to the kitchen and dining. The many extras include large garage facilities, tool shed. This immaculate family home presents endless lifestyle opportunity and is located in a great location in North Haven and better yet in a quiet cul-de-sac.

Highlights of this property is the semi-commercial grade glass sliding stacking doors that seamlessly connect the indoor and outdoor spaces, these doors not only create a sense of continuity but also allow the open plan living and dining areas to seamlessly flow onto the under-roof area.

A haven for tradies, offering alternative workshop space for all your tools, accommodation up to 6 vehicles, equipment, trailers and campervans. Outside offers fully landscaped front and rear gardens, electric remote controlled roller door, four rainwater tanks. This allows you to make use of rainwater for various purposes and reducing your environmental footprint, parking will never be an issue here.

What we love about this home:

- \* Large backyard with plenty of space for the kids to explore or pets to run around
- \* Functional kitchen with ample cabinetry and modern appliances
- \* Modern bathroom with spacious shower and stylish vanity
- \* Large shed for additional storage or potential workshop
- \* Fully renovated with high-quality finishes and fixtures
- \* Low maintenance established front and rear gardens
- \* E.A. Carlson reserve park right at your doors
- \* Additional off street car parking for vehicles
- \* Beautifully manicured front & back gardens
- \* Zoned ducted heating and cooling
- \* Garage with auto roller door
- \* Fully Renovated / update inside
- \* Rental potential \$600- \$650per week ( approx. )

Perfectly located within a short distance of the North Haven Marina and North Haven beach. You're spoilt for choice with eateries such as The Sailmaster Tavern & Palermo café Ristorante. Not to mention this location is approx. 20km's from the City and offers a convenient commute accessible by car, buses, and the Outer Harbour railway line. A brief car trip takes you to Westfield West Lakes and the lively Semaphore Road precinct.

Specifications:

- \* Council | City Of Port Adelaide Enfield
- \* Land Size | 705sqm ( approx. )
- \* Title | Torrens Title
- \* Year built | 1984
- \* Frontage | 20m ( Approx. )
- \* Water Rates | TBA ( approx. )

\* Council Rates | TBA ( approx.

**\*\*Auction\*\*** Sunday 8th September 2024 at 11:30am (Unless Sold Prior)

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to assist you in your value research.

To register & bid online, please use the link below:

(Link)

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver

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\*The vendor's statement may be inspected at 208D Henley Beach Road, Torrensville for 3 consecutive business days

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