

23 Chelmsford Street, Craigmore, SA, 5114



House For Sale

Wednesday, 14 August 2024

23 Chelmsford Street, Craigmore, SA, 5114

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Spacious Entertainer In Quiet & Convenient Location

Discover the charm of 23 Chelmsford Street, Craigmore, A home designed for comfort and convenience. Nestled in the heart of Craigmore, enjoy this prime location that combines suburban tranquillity with convenient access to essential amenities.

Craigmore is known for its family-friendly atmosphere, with parks, schools, and shopping centres all within close reach. The property is situated in a peaceful neighbourhood, providing a quiet retreat from the hustle and bustle, while still being just a short drive from the vibrant hubs of Elizabeth and Munno Para. Commuting is made easy with convenient access to major roads, connecting you seamlessly to the Adelaide CBD and surrounding areas. Surrounded by natural beauty, including nearby reserves and walking trails, this location offers the perfect balance of serene living and modern convenience.

The master bedroom offers a peaceful retreat, complete with a ceiling fan, a walk-in robe, and an ensuite featuring heat lights for those chilly mornings. The second and third bedrooms come with built-in robes, providing ample storage. The fourth bedroom, which can also serve as a study, boasts double bi-fold doors for flexibility in use.

The heart of the home is the well-appointed kitchen, equipped with a dishwasher, a 600mm electric oven, a four-burner cooktop, and a spacious walk-in pantry. The family bathroom is thoughtfully designed with a bath, heat lights, and a separate toilet for added privacy. Relax in the cosy lounge room, featuring a ceiling fan, a wood fire heater, and built-in speakers that will remain with the home.

Year-round comfort is assured with ducted evaporative cooling and ducted gas heating throughout the house. Step outside to the undercover decked outdoor entertaining area, perfect for gatherings with family and friends. The outdoor space is enhanced by fans, speakers, and a cubby house, all of which will stay. The back garden is easy to maintain, thanks to the irrigation system and garden shed. Additionally, the home is energy-efficient with a 7.2kW solar system (approx.).

Additionally:

Year Built - 2008 (approx.)

Wall Construction - Rendered

Land Size - 450m² (approx.)

Floor Area - 159sqm (approx.)

Frontage - 15m (approx.)

Solar System - 7.2kw (approx.)

Zoning - HN - Hills Neighbourhood

Local Council - Playford

Estimated Rental Return - \$630.00 - \$680.00 (approx.)

Council Rates - \$520.00 qtr. (approx.)

Water Rates (excluding Usage) - \$165.00 qtr. (approx.)

Es Levy - \$125.00 p.a (approx.)

Easement(s) - NO

Encumbrance(s) - YES

Sewerage - Mains

This property is the complete package, offering a blend of indoor and outdoor living spaces that cater to every family's needs.

Contact Ross Whiston 0418 643 770 or Sallyann Vivian 0419 849 168 to register your interest today!

Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment!

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Ray White Gawler East

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