

24 Coolen Crescent, Burton, SA, 5110

Professionals

House For Sale

Wednesday, 14 August 2024

24 Coolen Crescent, Burton, SA, 5110

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House

The Perfect Starter

Auction Saturday 31st August @ 11:30am (Unless Sold Prior)

Light and bright, modernised and ready to move in

All 3 bedrooms with built in robes

Upgraded bathroom, and a family friendly separate 2nd toilet

Like new kitchen with solid stone tops, gas cooking & dishwasher

A separate I-shape formal lounge

Large format tiling flows throughout the entrance, dine, living and kitchen

The ultimate all-weather pitch roof out door entertaining, it's massive!

2 separate carports allow for 4 car secure undercover parking, along with side access, perfect for boats, caravans or trailers

Ducted evaporative air-conditioning keeps you summer cool. A freestanding workshop is perfect for the home hobby enthusiast or extra storage

The valuable 713sqm corner block offers great easy access AND the potential to subdivide and prosper (subject to approvals)

Literally 200m walk to Burton Primary, Kaurna Park Wetlands nearby to explore and play and of course shops within an easy drive.

Rental Estimate: \$600-\$630 Per Week

Zoning: General Neighbourhood (PlanSA)

Council rates: \$346 P/Q (City of Salisbury)

Water: \$165 P/Q + Usage

ESL: \$85 P/A

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