

**3/9 Barli St, Pooraka, SA, 5095**



**Sold House**

Thursday, 17 October 2024

3/9 Barli St, Pooraka, SA, 5095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Brigette Connery  
0498064619



Bjorn Kunzel  
0404164447

## Contemporary Living in a Prime Community Location

Embrace the lifestyle of convenience in this modern 3-bedroom home within a secure community title group. Boasting an ensuite master with walk-in robe, open plan kitchen/living/dining with stainless steel appliances and loads of cupboard space, and a welcoming outdoor deck off the lounge room. This property is a gem, offering proximity to sports facilities, schools, and shopping centres without the burden of huge strata fees.

### Features:

- Three spacious bedrooms with built-in robes
- Master suite with ensuite and walk-in robe
- Modern kitchen with dishwasher and gas cooking
- Open plan living and dining with floating floorboards
- Ducted reverse cycle air conditioning for comfort
- High-end window treatments throughout
- Outdoor entertaining deck for leisure
- One carport under the main roof with additional visitor parking
- Minutes from local amenities including schools, parks, and shopping
- Truecore steel frame

5min walk to Pooraka Sporting Club with football, netball, cricket and soccer.  
Minutes to Para Hills Community Centre, football, netball, cricket, soccer and Hotel  
Close proximity to Pooraka Primary School, Roma Mitchell Secondary College  
Pooraka skate park, BMX club and track, playground and lake.  
Montague Farm Shops  
Ingle Farm Shopping Centre  
Ingle Farm Primary School  
Mawson Lakes Shopping Centre and Hotel  
Gepps Cross Traders

Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness.

### Property Details:

Volume/Folio: 6166 / 605  
Council | Salisbury  
Zone | GN - General Neighbourhood  
Land | 203sqm (Approx.)  
House | 108sqm (Approx.)  
Built | 2015  
Water | \$153.70pq  
Council Rates: \$350 p/q  
Community title fees: \$216.38 p/q (\$185.27 Levy \$31.11 Sinking Fund)

Don't miss the chance to make this sparkling modern property your new home!

Brigette Connery | Sales Specialist | EXP Realty | 0498 064 619

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