

30a Karu Crescent, Mitchell Park, SA 5043



House For Sale

Monday, 8 July 2024

30a Karu Crescent, Mitchell Park, SA 5043

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 288 m2

Type: House



Robbie Leigh
0883662292

\$669k - \$699k

Please contact Robbie Leigh or Levi Sakkas to discuss further...If you have been searching for a spacious well maintained family home with a host of updates and a reserve with peaceful walking trails as your backyard, 30a Karu Crescent Mitchell Park has arrived. Nestled in a wonderfully quiet location, the home's charm immediately draws you in. You will appreciate the freshly painted interior and new flooring throughout, with three bedrooms, a main bedroom with BIR, reverse cycle heating/cooling and direct access to the generous main bathroom with convenient separate toilet. Be delighted as you continue down the hallway to a spacious open plan living and dining area, with an abundance of natural light. Framed through the windows are beautiful views of Maldon Avenue Reserve. Entertaining will be a breeze in the generous size kitchen with plenty of storage, bench space and new dishwasher. Reverse cycle heating/cooling air-conditioning will keep you cosy in winter and cool in summer. Sliding doors give you easy access to the rear paved outdoor areas, featuring low maintenance gardens and gated access into the reserve, with peaceful walking trails. Looking to entertain? No problem, there is an undercover outdoor entertaining and barbeque area. Energy conscious? We've got you covered, with a solar system included to save on those electricity bills. There is a rainwater tank, garden shed, and a fully lined single car electronic roller door garage with internal house access and space for additional off-street parking to complete the package. Enjoy easy and convenient access to transport routes to Flinders Medical Centre and University. While only a short drive to Westfield Marion shopping centre, Brighton and Glenelg beaches. The Quick Road Reserve is just around the corner and the local Foodland supermarket within a 5-minute drive. With convenient access to Marion Primary School, Westminster College and Mitchell Park Kindergarten. This is the ideal spot to settle in and enjoy the many benefits of suburban living. A perfect opportunity for first home buyers, growing families, retirees or those seeking a fantastic investment opportunity. An extraordinary property that won't last long, so be quick! We look forward to seeing you at the open inspection soon!

Further Details and Highlights:- Prime Location- Freshly Painted Throughout- New Flooring Throughout- Views and Rear Gate Access to Reserve- Nearby Walking Trails- Three Bedrooms (Bed 1 and 2 BIR)- Bedroom Three with Access to Outdoor entertaining Area- Main Bedroom (BIR/ Reverse Cycle Heating/Cooling)- Dual Access Main Bathroom- Spacious Open Plan Living/Dining Area- Generous Kitchen with plenty of storage/ bench space- New Dishwasher- Reverse Cycle Heating/Cooling- Laundry with built in cupboard and separate courtyard complete with clothes line- Outdoor Undercover Entertaining with pull down cafe blinds- Rear paved Back yard with Gated Access to Reserve- Low Maintenance Gardens- Solar Panel System- Garden/Storage Shed- Single Car Lock-Up Garage- Rainwater Tank- Council Rates \$1402.69 Per Year- Water Rates \$155.56 Per Quarter- No Strata Fees (Community Titled \$71.25 Per Qtr) All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. RLA222182