

**35B Dudley Crescent, Mansfield Park, SA, 5012**



**House For Sale**

Thursday, 17 October 2024

35B Dudley Crescent, Mansfield Park, SA, 5012

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## MODERN HOUSE IN HIGHLY SOUGHT AFTER LOCATION

### THE LOCATION

Not only is this home across the road, close by reserve and children playground, discover a world of educational excellence, with St Patrick's School just less than a minute away and St Joseph's School at 5 minutes, your children's learning journey starts here. High school options include Woodville High School and Mt Carmel College, both 5 minutes away, while the youngest learners have Emali Early Learning Centre and Goodstart Early Learning close by. This proximity to top schools ensures a bright future for your family.

The Parks recreation and sports centre, Enjoy easy access to Armada Arndale Shopping Centre, only 5 minutes away, for all your shopping needs. For more variety, Churchill Centre is 5 km away, and the vibrant Adelaide CBD is a short 13km drive, offering an urban escape whenever desired.

### Built in 2015

- \* Timber frame brick veneer construction.
- \* 315m<sup>2</sup> Flat land (appx).
- \* 3 Large bedrooms with robes + study.
- \* Master bedroom with large built-in robe + ensuite.
- \* High 2.7m ceilings throughout.
- \* Ducted r/c a/c with 5 separate zones.
- \* Wooden Laminated flooring in all areas for low maintenance.
- \* Study nook/prayer room.
- \* Main bathroom with floor to ceiling tiles + bath.
- \* Luxurious ensuite also with floor to ceiling tiles.
- \* Spacious open plan living.
- \* Deluxe kitchen with stone tops + Ample Storage
- \* Modern Gas cooktop and electric oven + Dishwasher
- \* Large double door fridge space.
- \* Ample storage space throughout the home.
- \* Feature lighting + downlights.
- \* Fully fitted luxury laundry + Ample Storage
- \* Vegetable garden plus rainwater tank.
- \* 6.6KW Solar with 21 panels
- \* PLUS MORE.

The home is stunning, the location is exceptional and all this could soon be yours. We look forward to helping you.

Proudly Represented By Team Yes Realtors & eXp SA.

'eXperience the difference' by Saying 'YES' to your dreams!!

RLA 300 185

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