

# 36 Reginald Parade, Craigmore, SA 5114



## House For Sale

Friday, 19 January 2024

36 Reginald Parade, Craigmore, SA 5114

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 450 m2**

**Type: House**



Ricky Flynn

## Contact Agent

Discover your perfect family home in the heart of Craigmore, SA! This fantastic 3-bedroom, 2-bathroom gem is a must-see for those seeking a spacious and modern living space. Situated on a generous 450m<sup>2</sup> lot, this beautifully maintained property was built in 1997 and has been lovingly cared for by its current tenants. It's the ideal opportunity for families looking for a home that offers both comfort and convenience. As you step inside, you'll be greeted by an inviting open floor plan that seamlessly connects the kitchen, dining, and living areas. This design creates a sense of togetherness, making it perfect for quality family time or entertaining friends. The additional front living room provides extra space for relaxation or a play area for the kids. It's a versatile feature that truly adds to the charm of this home. The modern kitchen boasts fantastic appliances, making meal prep a breeze. Whether you're a gourmet chef or just love cooking for your loved ones, you'll appreciate the functionality and style of this kitchen. One of the standout features of this property is the outdoor entertainment area. Imagine spending warm summer evenings with a barbecue, or relaxing with a book while the kids play in the backyard. It's a true oasis for your family to enjoy. Location-wise, you couldn't ask for more. This home is conveniently situated near parks, providing a perfect backdrop for family picnics and outdoor activities. Craigmore High School is just a stone's throw away, ensuring your children have access to quality education without the hassle of long commutes. Plus, shopping centers are within easy reach, making errands a breeze. Don't miss out on the chance to call this Craigmore beauty your own. It's a spacious, modern, and family-friendly home that ticks all the boxes. The property features:

- 3 spacious bedrooms
- Open floor plan with a well-designed layout for easy living and entertaining
- Additional front living room for versatility in space utilisation
- Outdoor entertainment area, perfect for barbecues and family gatherings
- Front to rear yard access via the carport
- 2 Bathrooms
- Ducted Evaporative A/C
- Garden Shed
- Linen Space in the main hall and laundry
- Modern Floating floorboards throughout the main areas house

Year Built | 1997  
Land Size | 450 m<sup>2</sup>  
Frontage | 15 m  
Zoning | Hhills Neighbourhood  
Type of Title | Torren Title  
Local Council | City of Playford  
Easements | Nil  
Council Rates | \$1,917.40 for FY 23-24  
Strata/Body Corp Rates | N/A  
Water Rates - Supply | \$74.20 per quarter  
Water Rates - Sewerage | \$79.50 per quarter  
ESL | \$118.00 for FY 23-24  
Investors take note: The property is currently tenanted at \$480 per week until May 2024.

\_\_\_\_\_ If you don't want to miss your opportunity to view this property and make your interests known, the quickest way to book a viewing and/or make an offer is to submit an enquiry from this site (get in touch button). \_\_\_\_\_

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