

**36 Swinden Crescent, Blakeview, SA 5114**

**TURNER.**

**House For Sale**

Monday, 1 July 2024

**36 Swinden Crescent, Blakeview, SA 5114**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 420 m2**

**Type: House**



Clancey Fox  
0431113999

**\$599,000 - \$639,000**

First Open Inspection: Saturday 6th July 1:30 - 2pm. This gorgeous three-bedroom Torrens Titled home presents style, convenience and practicality wrapped in a neat modern package. Nestled in the ever-popular Blakes Crossing, this 2011 built gem offers everything you need to live a comfortable and functional family life. With all your daily amenities within an easily accessible bubble, you'll never need to leave your own postcode. Shops, schools, public transport, sporting clubs, it's all right here in the bustling and lively 5114. Features:- Three carpeted bedrooms, master with ensuite and walk-in robe.- Beds Two and Three with built-in robes.- Three living areas, including study and separate lounge.- Open plan kitchen/dining/family room.- Kitchen with gas cooktop and abundance of storage space.- Stainless steel appliances, including dishwasher and rangehood.- Ducted evaporative cooling and ducted gas heating throughout.- Main bathroom with spa bath and separate toilet.- A combination of quality tiles and carpets throughout.- Quality fixtures and fittings throughout.- Undercover outdoor pergola under main roof.- Double garage with auto roller doors.- Easy-care front and rear gardens/lawn. Note: Shower head in ensuite belongs to tenants and will be replaced with original shower head prior to settlement. Note: The solar hot water system is not functional, and the house runs on an instant gas hot water system. CT / 6038 / 38 Year built / 2011 Equivalent Building Area / 226sqm (approx.) Land Size / 420sqm (approx.) Council / City of Playford Council Rates / \$2,027.40 p.a. Torrens Title Frontage / 14m Depth / 30m Rent appraisal / \$530-\$550 per week. Speak to TURNER Property Management about managing this property #expectmore RLA 62639