

**47 Hamley Crescent, Mansfield Park, SA, 5012**



**House For Sale**

Friday, 30 August 2024

47 Hamley Crescent, Mansfield Park, SA, 5012

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Paul McGrath  
0413001211

## **Torrens Titled Maisonette**

RLA 252 299

Bigger than a unit and smaller than a house - it's just right!

Entry level pricing will be attractive to a large section of the market so do not delay in viewing this solidly built home on a surprisingly big block for the price.

Current presentation is a little disappointing but easily liveable and . it will respond well to your personal touch, vision and elbow grease. Plenty of scope for additions or upgrades (STCC).

Torrens Titled meaning that you have so much freedom to do what you want - much more than a Strata or Community Title but at a price well below most houses in the area.

Close to so many facilities and major transport routes yet quiet.

Our Property Management team would love to help you if you are considering leasing it out - their conservative appraisal in the current condition and market is \$360 - \$390 per week.

Don't delay - get to the open inspection and make your offer.

Council Rates: \$1,094.85 p.a.

SA Water: \$662.20 p.a. + usage

ESL: \$105.70 p.a.