

53 Dudley St, Mansfield Park, SA, 5012



House For Sale

Saturday, 10 August 2024

53 Dudley St, Mansfield Park, SA, 5012

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Nathaniel Kennerdale

0477778132

Welcome Home

Welcome to your ideal low-maintenance family home, designed with comfort and convenience in mind. This charming residence features three cosy carpeted bedrooms, including two with built-in robes, and a master suite complete with a walk-in robe and ensuite.

The heart of the home is the open-plan living, kitchen, and dining area, bathed in natural light that floods through large windows. This inviting space is perfect for relaxing with family, offering a seamless flow between the kitchen and living areas, making it ideal for both everyday living and entertaining.

The kitchen is a standout, overlooking the living and dining spaces and equipped with a breakfast bar, ample counter space, a double stainless steel sink, a 4-burner gas cooktop, and a stylish tiled splashback.

Step outside to the low-maintenance paved backyard, an excellent spot to bask in the sun, or enjoy your morning coffee, complemented by gorgeous range flora adorning both the front and rear yards.

FEATURES WE LOVE:

- Front yard featuring an automated sprinkler & watering system
- Open-plan living, kitchen & dining area
- Ducted R/C air-conditioning throughout
- Kitchen with breakfast bar, ample counter space, double stainless steel sink, 4-burner gas cooktop & tiled splashback
- 3 carpeted bedrooms, including two with built-in robes
- Master bedroom with walk-in robe & ensuite boasting a shower, toilet & vanity
- Powder room with a separate bathroom featuring, a shower & bathtub, plus a separate toilet
- Laundry with outdoor access
- Low-maintenance paved yard with an automated watering system, rainwater tank & storage shed
- Backyard boasts an abundance of flora including Frangipani and Photinia 'Red Robin'

Mansfield Park is a prime location just 13 kilometres from Adelaide's CBD and 9 kilometres from Semaphore Beach, offering excellent connectivity via major thoroughfares like Grand Junction Road, The North-South Motorway and Port Road. Residents enjoy superb amenities, including the nearby Arndale Shopping Centre with its diverse retail and dining options. The suburb is rich in recreational facilities, such as the Regency Park Golf Course and The Parks Recreation and Sports Centre, boasting a swimming pool, and gymnasium with a medical centre and library close by. It provides access to quality education with local schools and TAFE SA Regency Campus nearby. Reliable public transport is available with a conveniently located bus service to Arndale Shopping Centre and the city ensuring easy commuting for all residents.

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection

"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."