

**7 Kingsley Avenue, Pooraka, SA, 5095**



**Leased House**

Thursday, 22 August 2024

7 Kingsley Avenue, Pooraka, SA, 5095

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## Say Hello to this well maintained traditional sold brick home in the Suburbs

Nestled in a prime location along a charming street, this neatly presented solid brick home is a perfect opportunity for anyone seeking to establish their own haven. It boasts all the essential features you could desire, both indoors and in its surroundings.

Large rear verandah for family entertaining, Furthermore, with an array of local amenities in close proximity, this is an opportunity that should not be overlooked.

### Key Features Include:

- Three sizeable bedrooms with wardrobes
- Separate Lounge
- Functional kitchen with plenty of cupboard space
- Neat Original Bathroom
- Separate Toilet and Laundry
- Large Rear Verandah
- Entertainment Area
- Shed plus another Storage Shed
- Split air conditioning and Heater
- Floating Floors throughout
- 3 Cars / 2 Car Carport with automatic door plus additional car space in rear garage
- Rear garage

Situated in the immediate vicinity of essential facilities such as parks and nature reserves, and within a short distance from public transportation choices and a diverse selection of schools, including Roma Mitchell Secondary College, Pooraka Primary School, and St. Paul's College. Just a brief drive away, you'll find Ingle Farm Shopping Centre, Mawson Lakes Shops, and a multitude of shopping and entertainment opportunities available at Tea Tree Plaza. Moreover, this location is conveniently less than 12 kilometers (approximately) from Adelaide's CBD.

LEASE TERM: 12 months

AVAILABLE FROM: 17th of November 2023

WATER CHARGES: Tenant to pay supply charges and all water usage

PET POLICY: Pets Negotiable

INSPECTION: To view this property click get in touch and we will email you available inspection times - please note; you must register to be kept up to date with scheduled inspections.

On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed, and all interested parties should view the property and seek independent advice if they wish to proceed.

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