

**7A Raggatt Cres, Mitchell Park, SA, 5043**



**House For Sale**

Friday, 16 August 2024

7A Raggatt Cres, Mitchell Park, SA, 5043

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Contemporary Courtyard Comfort

With a north-facing frontage and highly-sought Mitchell Park position, this superb 2016-built courtyard home will be an absolute crowd pleaser to multiple buyer groups.

Presented to perfection, an enviable floor plan begins with a gorgeous double-fronted master bedroom with beautiful northerly aspect and street outlook, complete with walk-through robe and super spacious ensuite bathroom. Equally sizable second and third bedrooms, each with robes, are serviced by an adjacent family bathroom with inset bath, shower and convenient separate toilet and powder room.

Open and airy, a kitchen, living and dining space at the rear offers sliding door access to a paved rear alfresco bordered by a manageable lawn space and neat garden bed borders. Home cooks will delight in the most contemporary of kitchens, where plenty of matte white full-height cabinetry, a 900mm gas cooktop and dishwasher are complemented by a focal island with waterfall benchtop and timber-look accents.

More to mention:

- ☑ Ducted reverse cycle air conditioning
- ☑ Torrens Titled
- ☑ Linen storage
- ☑ Separate laundry with storage + outside access
- ☑ Single garage with internal & side access + driveway parking

Lots to love about a location where local parks and playgrounds are in every direction, including the expansive Mitchell Park Oval, and bus and train transport are within walking distance along with shops and the popular Marion Hotel & Cellars. Schools, Westfield Marion, the Tonsley precinct and Flinders University & Medical Centre are a few minutes' drive.

A fabulous investment prospect or one to call 'home'. Be quick!

Specifications:

CT / 6161 / 296

Built / 2016

Council / City of Marion

Zoning / GN General Neighbourhood

Land / 312m<sup>2</sup> approx