

**16A Richard Avenue, Mitchell Park, SA, 5043**



**Villa For Sale**

Thursday, 19 September 2024

16A Richard Avenue, Mitchell Park, SA, 5043

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**

## **A Gem in a great location.**

Step inside and be impressed!

The entrance hall invites you down to the lovely galley style kitchen, that boasts an under bench oven with gas hot hotplates and the added convenience of a dishwasher.

This stylish kitchen looks over a relaxed dining and living area, that is serviced by a split system air-con its a lovely casual space full of natural light, looking out to the backyard.

The sliding doors take you into the well-kept backyard, its a good area with a nice entertaining space. It has access to the front yard, with enough room for a garden shed and reasonable sized vegetable gardens and its all nice and private.

Back inside this lovely home you will feel instantly relaxed with three good sized bedrooms, all have ceiling fans for your comfort and two of the three have good sized built in robes. The main bedroom has direct access to the stylish two way bathroom that boasts a full sized bath, shower alcove and separate vanity room.

This lovely property will surely appeal to a wide range of prospective purchasers, low maintenance, modern, but with a comfortable feel.

Quality tiled flooring throughout, painting all recently done, blinds throughout, its ready to move in and enjoy.

Its a stunning villa style property built in 2009 on a 303m2 allotment, it has the security of sliding lockable steel gates, a single garage under the main roof, remote roller door with inside access to the home and secure parking for a second car.

First home buyers, this property will appeal, downsizers will love the space and feel without the maintenance, and investors will love it.

If you fit any of these categories, come along and view this conveniently located property, close to Tram, Train, bus and just minutes drive from Marion Shopping Centre.

All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 222182)