



21 Somerset Grove, Craigmore

Room to Relax, Entertain & Make Your Own

Auction Location: 21 Somerset Grove Craigmore

"UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE"

There's plenty to like here starting with the rumpus/studio room a versatile bonus space ready to be whatever you need it to be. Set up a home office, create a hobby room, give the kids their own hangout or simply enjoy having a little extra room to spread out.

The enclosed verandah adds another inviting space to the home, complete with blinds to make it comfortable whatever the weather. It's an ideal spot for morning coffee, afternoon drinks, family gatherings or simply settling in with a good book. This is a space you'll quickly find yourself using year round.

Step outside and the home's character really comes to life. The established gardens provide a beautiful green backdrop, creating a relaxed and inviting outdoor atmosphere. There's something special about a garden that has had time to grow and develop with plenty of personality already in place.

3 1 1

AUCTION

Fri 23rd Oct @ 11:30AM

VIEW

Tue 13th Oct @ 1:00PM - 1:30PM

AGENTS

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Interested parties must rely solely on their own enquiries.



Positioned in a convenient pocket of Craigmores, close to local schools including Craigmores South Primary, Playford Primary and Hope Christian College, while Somerset Grove Reserve and Craigmores Park provide plenty of nearby green space to enjoy. Everyday shopping is easy with Craigmores Village Shopping Centre close by making this a location that combines convenience with a relaxed family lifestyle.

With its character, flexible living spaces and established gardens this is a home that offers more than meets the eye. Comfortable, practical and full of potential, it's a place where you can settle in make it your own and enjoy for years to come.

AUCTION: Friday 23 October at 11:30am, on site.

(\$670,000)

CT: Volume 5242 Folio 632

Council: City of Playford

Council Rates: \$2,014.15 per annum (approx.)

Water Rates: \$191.85 per quarter (approx.)

Land Size: 450 square metres (approx.)

Year Built: 1997 (approx.)

To register interest, copy and paste the below link into your browser:

<https://property.ljhooker.com.au/residential-craigmores-sa-house-21-somerset-grove-61ujfdj>

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

RLA 275279

MORE DETAILS

Property ID 61UJFDJ

Property Type House

House Size 262 m2

Land Area 450 m2

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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