

## Gepps Cross, 29 Mira Street

The one you've been waiting for!

Set in a fantastically convenient up and coming location, with all of the amenities and features you have been looking for in your perfect family home, or even first home, it is my absolute pleasure to present this beautiful abode to the market.

Built c.1968 and having been lovingly brought into the modern age with updates aplenty, there is very little for you to do but add some personal touches and enjoy your new home! Within the home features include an updated and expanded central kitchen leading through to the open plan living and dining space, which is flooded with natural light, a separate master wing with walk in robe and study, three well proportioned bedrooms all with built ins, and an updated centrally located bathroom. Continuing outside is an expansive outdoor entertaining space partially enclosed by the external studio room, a beautiful backyard for the little ones or the furry friends in your life, as well as plenty of carport space and a large garage/workshop, you couldn't ask for anything more!



### For Sale

Auction (\$780,000)

### View

[ljhooker.com.au/2AXJGJU](http://ljhooker.com.au/2AXJGJU)

### Contact

**Jordan Nockolds**

0447 809 650

[jordann@ljhsales.com.au](mailto:jordann@ljhsales.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Greenwith | Golden Grove  
| Mawson Lakes | Modbury  
(08) 8289 6660**

Features you will love:

- \* Master wing with walk-in robe and study
- \* Three well-proportioned bedrooms with built-in robes
- \* Light-filled open plan living and dining
- \* Beautifully updated kitchen with dishwasher and gas cooktop
- \* Ducted reverse cycle heating and cooling
- \* 6.6kW Solar System with 10.1kW Alpha ESS battery system
- \* Updated internal laundry with access to rear
- \* Double length single carport with roller door leading to expansive garage/workshop
- \* Private and established rear gardens including a large lemon tree and outdoor entertaining
- \* External studio space with built in storage and wall unit a/c
- \* Enclosed front garden provides extra outdoor living and second driveway
- \* Completely enclosed side storage area

You are spoilt for choice when it comes to local shopping and amenities, with the expansive Sefton Plaza and Northpark shopping centres only a 5 minute drive away, Gepps X Home HQ is just around the corner for homewares and larger shopping and just a little further afield is the Adelaide CBD, only a 15 minute drive away!

For the little ones, Blair Athol North B-6 School is only a few minutes' drive away and zoning to Roma Mitchell Secondary School is always sought after!

For the ever-important public transport, Stop 27 on the East side of Main North Road, barely a five minute walk away, provides the most direct route and a quick 30 minute trip directly into the Adelaide CBD.

Year Built | 1968

Land Size | 660sqm\*

Zoning | GN - General Neighbourhood//

Local Council | City of Port Adelaide Enfield

Council Rates | \$244.19 p.q\*

Title | Torrens

Easements | No

Internal Living | 147sqm\*

\*Approximate Values

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516



**LJ Hooker Greenwith | Golden Grove  
| Mawson Lakes | Modbury  
(08) 8289 6660**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

## More About this Property

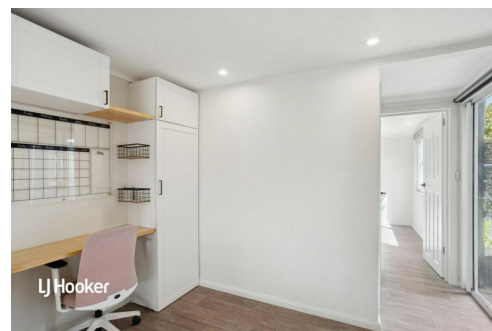
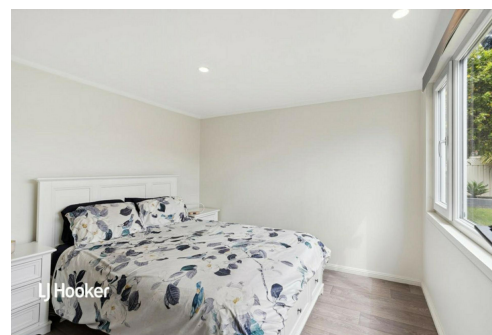
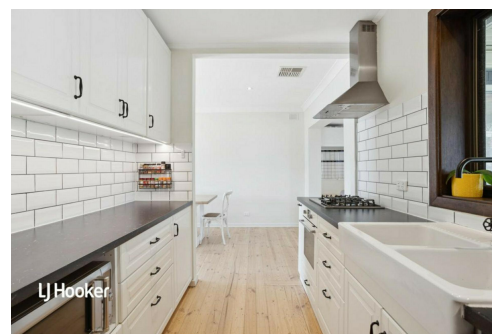
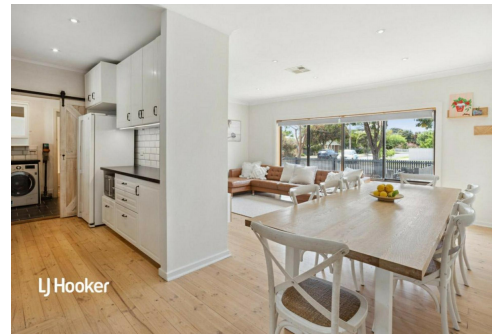
|               |  |
|---------------|--|
| Property ID   | 2AXJGJU  |
| Property Type | House  |
| House Size    | 147 m <sup>2</sup>   |
| Land Area     | 660 m <sup>2</sup>   |
| Including     | Study<br>Air Conditioning<br>Ducted Cooling<br>Ducted Heating<br>Dishwasher<br>Outdoor Entertaining<br>Workshop<br>Built-in-Robes<br>Secure Parking<br>Remote Garage<br>Solar Panels |

**Jordan Nockolds 0447 809 650**

Sales Specialist | Property Inspector | [jordann@ljhsales.com.au](mailto:jordann@ljhsales.com.au)

**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660**

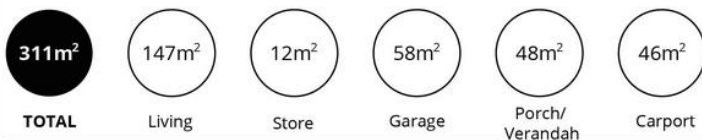
North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[greenwithgoldengrove.ljhooker.com.au](http://greenwithgoldengrove.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Greenwith | Golden Grove  
| Mawson Lakes | Modbury  
(08) 8289 6660**



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.

Produced by The Fotobase Group