



Mansfield Park, 13C Hamley Crescent

Modern Courtyard Living

Nestled peacefully away from the street, and designed for an effortless low-maintenance lifestyle, this immaculate courtyard home provides exceptional privacy and security. This is a fantastic opportunity for first home buyers, investors or those looking to downsize without compromise.

Featuring three good sized bedrooms, two include built-in wardrobes. The master bedroom at the back of the home includes a walk-in wardrobe and ensuite. The central main bathroom includes a powder room, separate WC and a bathtub.

The kitchen boasts a gas cooktop, dishwasher and ample storage and bench space, including a breakfast for additional casual seating. The open plan living and meals area adjacent to the kitchen leads out to the back yard. The laundry is accessible from both the kitchen and carport.

3 2 2

For Sale
Contact Agent

View
ljhooker.com.au/XD9HDM

Contact
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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.

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Outside, the low maintenance courtyard creates a low maintenance lifestyle, ideal for busy families or professionals. Ample off-street parking on offer including two secure carport spaces and driveway parking.

Situated on a quiet street close to playgrounds, parks, a recreation and swimming center, and a local library, this home provides convenient access to Arndale Shopping Centre and Churchill Centre for all your shopping and daily needs. A selection of cafes, restaurants, and eateries are just a short distance away. Nearby schools include Woodville Gardens Primary and Woodville High School, with the property also falling within the zoning for the HIPPY —Home Interaction Program.

Key Features

- Three good sized bedrooms, two with built-in wardrobes
- Master bedroom includes a walk-in wardrobe and ensuite
- Central bathroom with powder room, separate WC and bathtub
- Kitchen features gas cooktop, dishwasher and ample storage and bench space
- Open plan living and dining overlooking the back yard
- Laundry accessible from kitchen and garage
- Ducted evaporative air conditioning
- Easy care gardens
- Double carport with automatic roller door

Specifications

Title: Community Title

Year built: 2009

Council: Port Adelaide Enfield

Land size 340sqm (approx)

Council rates: \$1,099.90pa (approx)

ESL: \$116.60pa (approx)

SA Water & Sewer supply: \$165.55pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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More About this Property

Property ID	XD9HDM
Property Type	House
Including	Air Conditioning Built-in-Robes

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