



Mansfield Park, 72 Fleming Crescent

Sold Prior To Auction



Discover a 2014-built gem that presents a harmonious blend of style and functionality, ideal for a multitude of buyers seeking a turn-key lifestyle

Upon entry, you're greeted by a dedicated home office space, perfectly positioned for privacy and productivity. The heart of the home is the light-filled open plan living, dining, and kitchen area, designed for everyday comfort and elegance.

The spacious master bedroom boasts built-in robes and a luxurious ensuite, with direct access to the peaceful rear garden. Two additional bedrooms, each with robes and plush carpeting, offer generous accommodation.

Key Features:

- Light and airy open plan living, dining and kitchen area
- Modern kitchen with ample bench space, overhead cupboards, breakfast bar, walk-in-



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.

For Sale
Sold Prior To Auction

View
ljhooker.com.au/4Y3PFE8

Contact
Rosemary Auricchio
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pantry, gas cooktop, oven and dishwasher

- Large master bedroom with built-in robe, ensuite and direct garden access
- Additional two bedrooms with built-in robes
- Main bathroom with full-size bath and separate W.C
- Paved outdoor entertaining area with outdoor entertaining pergola
- Enclosed rear yard with artificial lawn for low maintenance living
- Single automatic garage with internal access, plus extra parking for another vehicle
- 2.7m ceilings and floating floors
- 6.6kW solar system
- R/C split system air conditioning

Positioned in the well-connected suburb of Mansfield Park, this home is surrounded by an array of amenities, including the CBD, local schools, reserves, Arndale Shopping Centre, public transport options, and much more. This residence is more than just a house; it is a promise of a cherished future.

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Keep on 0434 277 315.

* The vendor's statement may be inspected at 139 Tapleys Hill Road, Seaton SA 5023 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

More About this Property

Property ID	4Y3PFE8
Property Type	House

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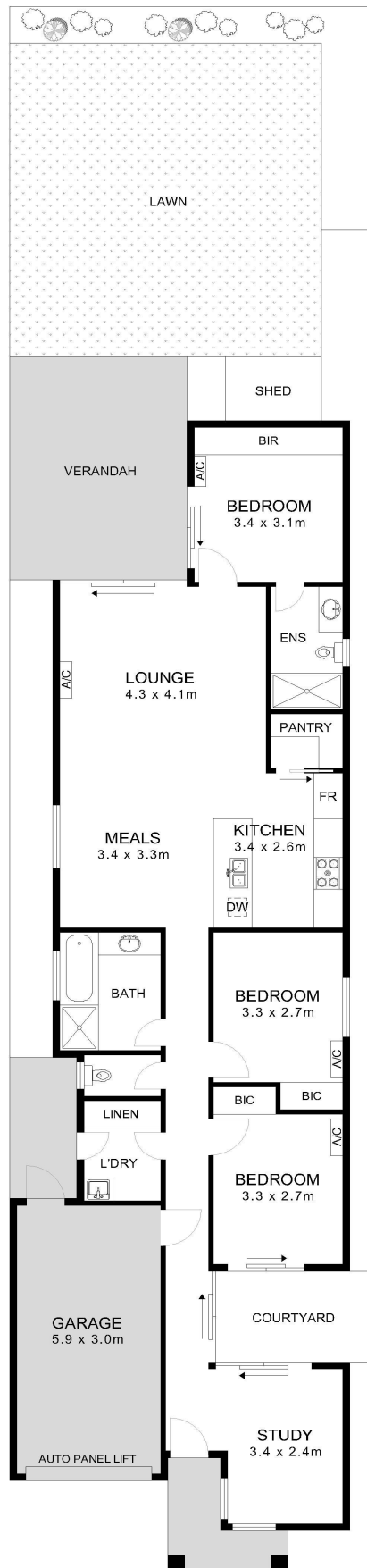
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Approx Gross
 Living = 107m²
 Garage = 18m²
 Verandah = 18m²
 Porch = 4m²
 Total = 147m²

72 Fleming Cres Mansfield Park

For illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography



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