



3 Cooper Court, Ottoway

Modern Family Living with Stylish Finishes

Best Offers By Tuesday 2nd December @ 3pm

This modern home is a perfect opportunity for first home buyers or savvy investors. Move in ready and fitted with quality finishes, all the work is already done for you!

The home features four generous bedrooms, all with cosy carpets and ceiling fans. The master, positioned at the front, includes a walk-in wardrobe and ensuite with ample bench and cupboard space.

A central family bathroom offers a bathtub, separate WC, and powder room with full-length storage, while the laundry at the end of the hall provides abundant storage and direct access to the backyard.

The open-plan living and dining area at the rear is filled with natural light, perfect for entertaining or relaxing. The modern kitchen overlooks this space and includes quality appliances, a gas cooktop and dishwasher, plenty of cupboard and bench space, and a breakfast bar.

Step outside to the alfresco area with café blinds for year-round

4 2 2

FOR SALE
\$855,000

AGENTS

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AGENCY

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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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entertaining, and enjoy low-maintenance artificial lawns front and back. Ample off-street parking is provided via the secure garage and driveway, and the property is fully fenced with an automatic gate.

Located on a quiet cul-de-sac, the home is close to Port Adelaide with cafes, restaurants, shopping, and boutique stores. The CBD is under 30 minutes away, and Semaphore Beach is just 15 minutes for coastal walks, coffee, or shopping. Families will appreciate the nearby Pennington R-6 School and Woodville High School.

Key Features

- Four bedrooms, all with cosy carpets and ceiling fans
- Master bedroom features a walk-in wardrobe and ensuite
- Central family bathroom includes a bathtub, separate WC and powder room
- Laundry features abundant storage
- Open plan living and meals area
- Kitchen equipped with quality appliances and plenty of bench and storage space
- Alfresco with cafe blinds, ideal for year round entertaining
- Low maintenance artificial lawn in the front and rear yards
- Secure parking including a garage and driveway
- Fully fenced property with an automatic gate
- Ducted reverse cycle air conditioning

Specifications

Title: Torrens Title

Year built: 2018

Land size: 300sqm (approx)

Council: City of Port Adelaide Enfield

Council rates: \$1,310.90pa (approx)

ESL: \$151.10pa (approx)

SA Water & Sewer supply: \$192.93pq (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

MORE DETAILS

Property ID Y1AHDM
Property Type House
Land Area 300 m2
Including Ensuite
Air Conditioning
Built-in-Robes
Close to Schools
Close to Shops
Close to Transport
Window Treatments

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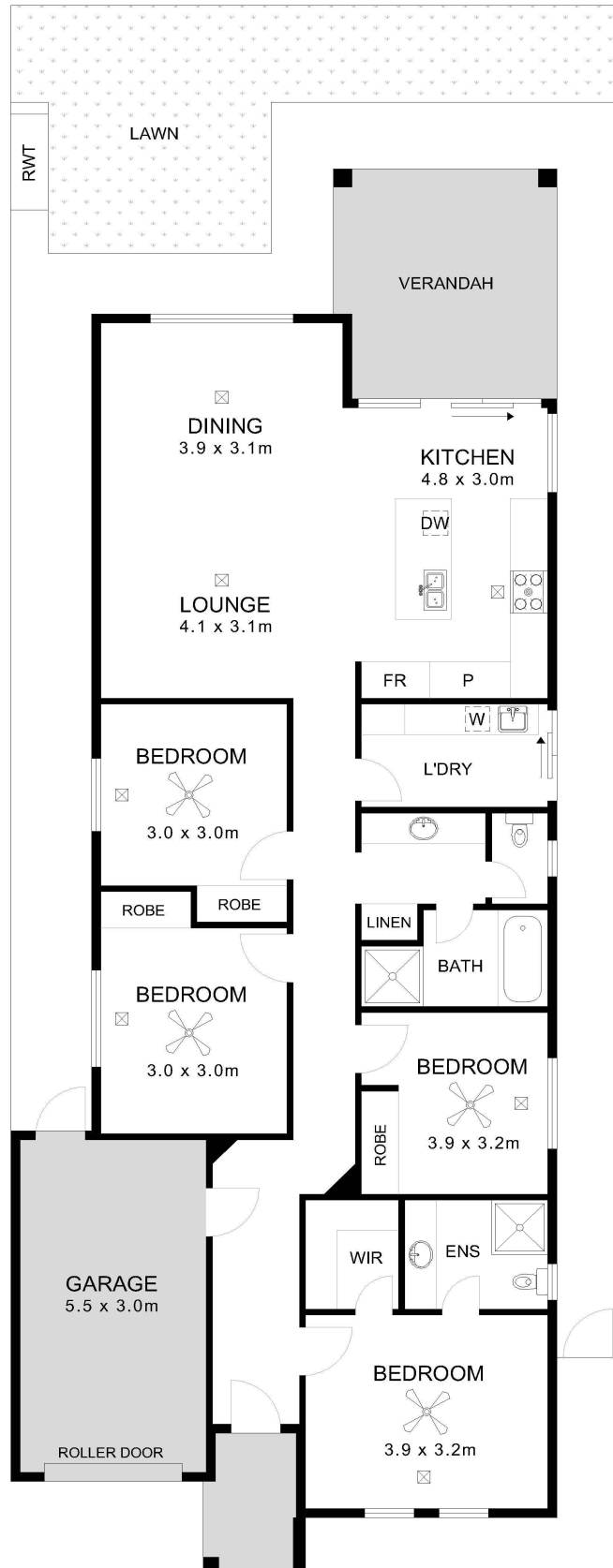
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For illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography