

6 Mallard Court, Semaphore Park

Semi Detached Torrens Title Homette —Ideal for 1st Home Buyer

If you're a single person, or a couple wanting an updated easy-care home you can simply move into, this may just be what you're looking for.

In a handy location, it is not far from Westfield Shopping Centre with all the shops, cafes and amenities that you could ever need and is even closer to the West Lakes Foodland at the Bartley Terrace shopping Centre. At the front of the home is the Flamingo Grove Reserve with a pathway to the lake.

It's handy to public transport on Bower Road and it is not far from the cafes and hotels of Port Adelaide.

This circa 1982 home has been tastefully updated and features a beautifully presented bathroom and modern eat-in kitchen with ample cupboard space and a gas cooker. The bathroom was renovated in 2020 (approx.) and the kitchen renovated in 2018 (approx.)

This easy-care home is beautifully presented and features 2 good

2 1 3

FOR SALE
\$580K - \$630K

VIEW
Sat 10th Oct @ 12:00PM - 12:30PM

AGENTS
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AGENCY
LJ Hooker Mile End | Woodville
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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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sized bedrooms and a spacious light & airy lounge which looks out to the private, paved front yard with high fencing for extra privacy. This is an ideal space for outdoor living and entertaining.

The home is airconditioned for year-round comfort, with split system reverse cycle air conditioning units in both the lounge and main bedroom.

Even the laundry has been tastefully upgraded and features a really cool shoe cupboard. There is an alarm system which can be monitored.

Vehicle entrance to the home is into the rear yard, off Mallard Court. It is a big open backyard with ample room for a garage, carport, pergola or a garden. The backyard is neat and private, with ample lawned area and an attractive concreted area, again, ideal for outdoor living. There is a garden shed.

Specifications

Title: Torrens Title
Year built: 1982 (approx.)
Council: City of Charles Sturt
Council rates: \$1,442.30 pa (approx.)
ESL: \$121.25 pa (approx.)
SA Water & Sewer supply: \$191.85 pq (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

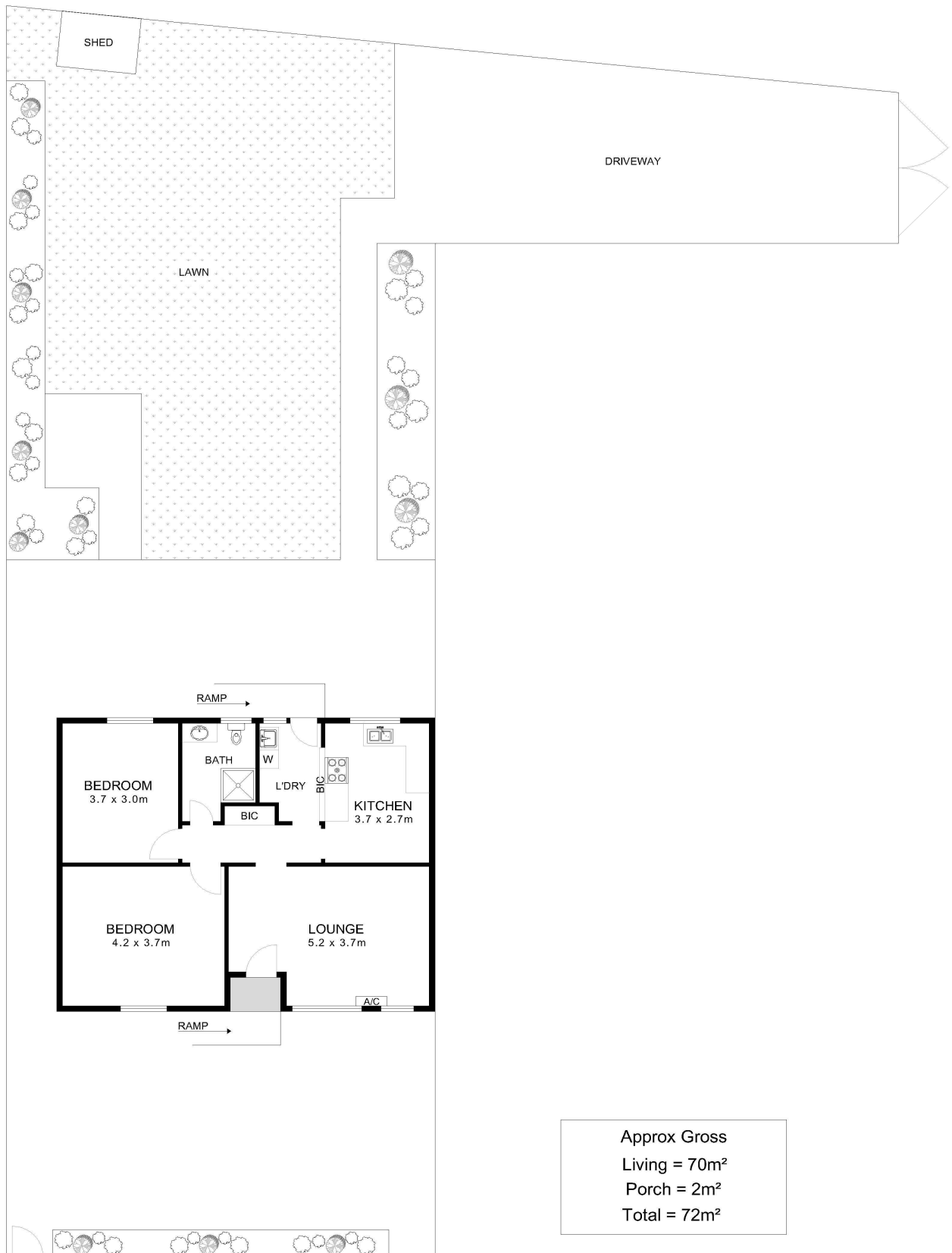
MORE DETAILS

Property ID	YRWHDM
Property Type	House
Land Area	435 m2
Including	Air Conditioning
	Alarm
	Close to Shops
	Close to Transport
	Heating
	Window Treatments

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