

**10 Raggatt Cres, Mitchell Park, SA, 5043**

NOAKES  
NICKOLAS

**House For Sale**

Wednesday, 13 November 2024

10 Raggatt Cres, Mitchell Park, SA, 5043

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Immaculate Family Home: A Gem in the Heart of Mitchell Park.

Auction 1/12 at 11:30am - (Unless Sold Prior).

\*Currently tenanted at \$520PW until 23/3/25\*

Tucked away in the serene setting of Raggatt Crescent, Mitchell Park, is a neat and tidy conventional home, a delight for anyone seeking tranquillity and convenience in equal measure. With its family-friendly design and an appealing street presence, this well-presented property constructed circa 1963, is ideal for families and investors alike.

Overflowing with potential, this spacious property extends a warm welcome with a combination of tiled, polished timber, and carpeted bedroom floors. The original kitchen with a dishwasher, free-standing oven and gas cooktop remains inviting and practical. Shaded pergolas provide a perfect outdoor entertaining area, while the generous backyard is ideal for family gatherings and children's playdates.

### Features

- Three comfortable and roomy bedrooms
- Neat original kitchen equipped with modern appliances
- Ample storage capacity with built-in robes
- A single garage for secure parking
- Air conditioning for comfortable living
- Separate laundry and instant gas hot water facility for convenience
- Three storage sheds catering to all your storage needs
- Ceiling fans installed throughout the property for effective air circulation

### Lifestyle

- Zoned to Hamilton Secondary College and 1km away from Marion Primary School
- Mitchell Park Sports & Community Club a short walk away
- Westfield Marion just a short drive away
- Close proximity to Flinders University and public transport options for the daily commute

### Rates

- Council \$1693PA
- SA Water \$299PQ
- ES Levy \$47PA
- City of Marion
- Torrens Title
- 1963

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