

**138 Lander Road, Trott Park, SA, 5158**



**House For Sale**

Thursday, 24 October 2024

138 Lander Road, Trott Park, SA, 5158

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## Immaculate Torrens Title Home With Leafy Reserve Views

Best Offer By Monday 11th November at 12:00 pm (Unless Sold Prior)

Perfectly positioned next to a local reserve and walking trail, this exceptionally maintained and light-filled Torrens Titled home presents a fantastic opportunity for those looking to enjoy a picturesque lifestyle. Built in 1985 and recently updated, the property features a flexible floorplan offering up to 4 bedrooms, spacious living areas and an expansive outdoor entertaining space with plenty of yard space for children and pets.

Located within walking distance of the local shops, neighbourhood centre/tennis courts and within a short drive of the Hallett Cove Coastline, shopping centre and CBD train line, this is your opportunity to purchase an envious lifestyle in one of Adelaide's most scenic inner-southern locations.

### Property Features:

- Positioned next to a local reserve with views from the dining room, kitchen & outdoor entertaining area
- Torrens Titled
- Ducted evaporative air-conditioning throughout
- Gas heater in the lounge room
- Freshly painted inside and outside (including the roof)
- New carpets installed throughout with high-quality underlay
- Flexible floorplan offering up to 4 bedrooms or 2 living areas
- Master bedroom with walk in wardrobe & ceiling fan
- Functional kitchen complete with gas cooktop, breakfast bar and ample storage
- Family bathroom complete with shower, bath and separate toilet
- Laundry room with additional storage
- Undercover carport with additional off-street car parking for 2 other vehicles
- Large freestanding shed located at the back of the property + a separate garden shed
- High-quality concrete retaining walls
- Instantaneous gas hot water

### Location Features:

- Walking distance: walking trail, local shops, neighbourhood centre & tennis courts
- 5 minute drive: Sheidow Park Primary School (zoned)
- 5 minute drive: Hallett Cove Shopping Centre, Cove Tavern & Library
- 7 minute drive: Hallett Cove Esplanade, Herron Way Reserve, Boatshed Cafe/Restuarant & CBD-Seafood Train Line
- 11 minute drive: Flinders University & Hospital & Seaview High School (zoned)
- 11 minute drive: Jetty Road, Brighton Shopping, Cafe & Restaurant Precinct
- 12 minute drive: Westfield Marion Shopping Centre
- 15 minute drive: Port Noarlunga Shopping, Cafe & Restaurant Precinct
- 20 minute drive: Jetty Road, Glenelg, Cafe & Restaurant Precinct
- 24 minute drive: McLaren Vale Wine Region
- 29 minute drive: CBD Fringe

### Specifications:

Year Built / 1985

Title / Torrens

Land Size / 637 m<sup>2</sup>

Council / City Of Marion

Council Rates / \$388 pq

All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the

information is accurate, and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 254416