

1A Maxwell Road, Manningham, SA, 5086

Boffo

House For Sale

Wednesday, 13 November 2024

1A Maxwell Road, Manningham, SA, 5086

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Paul McIntosh

Modern Contemporary Comfort!

This stylish, Torrens Titled 3-bedroom courtyard home is positioned in a great near City location. Providing modern contemporary comfort there is nothing to do but simply move in and enjoy!

Beautifully maintained and situated on a low maintenance 337sqm (approximate) allotment, it features an open plan living area, well-appointed kitchen and spacious undercover outdoor entertaining area. A double garage under the main roof with automatic panel lift door, direct entry to the home and additional roller door access to the rear yard is a highlight.

Whether you are looking to downsize in style or are seeking a low maintenance home that combines space and an unbeatable location then this could be the one you have been waiting for. Investors will also see the opportunity to attract quality tenants and capitalise on the area's historically strong capital growth.

Features that make this home special:

- Master bedroom with ensuite, built-in robes and ceiling fan
- Good sized bedrooms two and three with ceiling fans; bedroom two with built-in robe
- Open plan kitchen, living and dining space
- Kitchen with gas cooktop, dishwasher and breakfast bar
- Three-way main bathroom with bath, shower and separate toilet
- Separate laundry with external access
- Ducted reverse cycle air-conditioning
- Security system
- Instant gas hot water system
- Pitched verandah for outdoor entertaining
- Low maintenance front and rear yard
- Double garage with automatic panel lift door, internal access and direct rear yard access through rear roller door
- 337sqm of land (approximately)

Easy access to public transport options. Minutes' walk to Laurie Knight Reserve sporting and leisure facilities. Short drive to multiple shopping centres including the Walkerville Centre, Sefton Plaza and Northpark Shopping Centres. All this and only 8kms (approximately) to the City, North Adelaide shops, cafes, restaurants and to the City Riverbank entertainment area including Adelaide Oval.

All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

Looking to purchase this property as an investment? Speak to our Property Management team to see how we can assist.

RLA 313174