

29 Wooleen Avenue, Pooraka, SA 5095

House For Sale

Wednesday, 8 January 2025

29 Wooleen Avenue, Pooraka, SA 5095

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 710 m2

Type: House



Mark Lands
0402209563



Stephanie Medonza
0423335121

Auction - \$675,000

This lovely home is perfectly positioned in the ideal location of Pooraka and sits on a generous 710 square meter block (approx), making it desirable for a variety of buyers. On offer are three good sized bedrooms as well as an open plan kitchen and dining area that seamlessly connect to the inviting lounge room and light-filled sunroom. This property is waiting for you to make it yours! This home is conveniently located near desirable amenities, including parks and reserves such as Bentley Green, Bush Park and Lindblom Park. You are only a few minutes from public transport and several schools such as Pooraka Primary School, Roma Mitchell Secondary College, and St Pauls College. A short drive away leads you to Ingle Farm Shopping Centre, Mawson Lakes Shops, and the shopping and entertainment options at Tea Tree Plaza. Additionally, the Adelaide CBD is 14kms away (approx) for further shopping, education and dining options. Key features throughout include: > Three good sized bedrooms, each equipped with ceiling fans for added comfort and convenience. > The open-plan kitchen and dining area flow seamlessly into the light-filled sunroom and lounge, with the lounge featuring a servery and wall heater, making entertaining loved ones effortless. > The kitchen features a double sink, a gas cooktop, a dishwasher, ample cabinetry, a ceiling fan, and breakfast bar seating. > The spacious backyard offers a verandah with ceiling fans, offering the ideal setting for entertaining loved ones or simply relaxing outdoors. Plenty of lawn is also on offer allowing the kids and pets to play! > The bathroom offers a bathtub, a shower, a vanity, and a separate toilet. > The laundry comprises shelves and valuable external access for your convenience. > The carport offers undercover parking for two vehicles and drive through access to the garage which can accommodate another two vehicles. > Built-in cupboards providing additional storage space. > Generous entry way for your convenience. > One rain water tank. Details :Certificate of Title | 5620 / 925 Title | Torrens Title Year Built | 1962 Land Size | 710 sqm approx Frontage | 18.3 meters approx Cooktop | Gas Council | City of Salisbury Council Rates | \$436.93 pq Water Rates | \$165.55 pq All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.