

9 John Letts Place, St Clair, SA, 5011

**NOAKES
NICKOLAS**

House For Sale

Thursday, 24 October 2024

9 John Letts Place, St Clair, SA, 5011

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Modern Family Haven in St Clair: A Neat and Tidy Retreat.

Best Offers by 11/11 - (Unless Sold Prior).

Welcome to 9 John Letts Place in the heart of St Clair, a neat and tidy modern residence built in 2013. From the curb appeal of the multi-level layout to the warm, inviting interiors, this home is perfect for families seeking a comfortable and convenient lifestyle.

Step inside to appreciate the quality finishes and thoughtful design; the downstairs tiled floors lead you to a modern kitchen equipped with a dishwasher, gas cooktop, breakfast bar and a walk-in pantry with Caesarstone bench-tops. The carpet upstairs adds a homely feel to the four spacious bedrooms. Indeed, this home is resplendent with features appealing to families of all sizes.

Features

- Built by respected builders, Metricon Homes
- Brick veneer exterior
- Double garage, suitable for two vehicles
- Ample storage, including a linen closet
- Ducted reverse cycle air conditioning
- Alarm system and instant gas hot water
- Separate laundry room
- Main bedroom featuring walk-in robe and ensuite
- Bedrooms two and three also feature walk-in robes, the fourth bedroom fitted with built-in robe
- Covered and decked outdoor area for family barbecues or relaxed alfresco dining

Lifestyle

- Schools zoning for Woodville Primary School and Woodville High School
- St Clair Oval and the St Clair Shopping Mall both within a close proximity
- A short walk from Torrens Road public transport, St Clair Train Station 600m away and just 15 minutes from the Adelaide CBD

Rates

- Council \$1859PA
- SA Water \$250PQ
- ES Levy \$180PA
- City of Charles Sturt
- Torrens Title
- 2013

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