



3 BED 2 BATH 2 CAR

\$695,000 - \$730,000

N/A

Ideally located between the tram and Anzac Highway, this modern courtyard home offers excellent family accommodation with exciting outdoor areas, and is located in a quiet suburban enclave just a short walk to tram stop 11.

The accommodation comprises 3 bedrooms, main bedroom with en-suite bathroom and walk-in robe, 2nd and 3rd bedrooms with built in robes, stunning kitchen with adjoining family/dining room, separate front lounge room, main bathroom with spa bath and extra large shower area (inc tiled seat).

Some of the features that add to the enjoyment and safety of this home include:

- * Steel frame construction
- * Solar Panels
- * Reverse cycle ducted air conditioning
- * Security Shutters to all windows and doors (except front door with security screen)
- * Easy to maintain 'Drip System' garden
- * Sound System

The outdoor entertaining area is made for all year 'round enjoyment. Leading directly from the kitchen area it is fully covered, fully secured, and fully paved. It has shutters to keep the sun and weather out (or bring it in), some air conditioning ducts and built-in speakers.

There are many options to house your vehicles:

- * Garage under the main roof with direct entry into the home
- * Lock-up carport (currently incorporated in the outdoor entertaining area)
- * Carport with lockable gates.

Mabel Terrace is situated adjacent to the tram line and just off Anzac Highway providing plenty of transport options to the city and Glenelg/beach, local shopping and, for the cyclists, the Mike Turtur Bikeway is at your doorstep.



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