

16 THE CRESCENT, ST MARYS, SA, 5042



**SOLD**

## QUALITY & STYLE - IDEAL LOCATION - SOLD !

This quality built terrace by award winning Rivergum Homes is proudly presented as a home for those that are seeking modern features and comforts but with the added lifestyle bonus of being located in the lovely surrounds of St Marys and also being opposite Flinders University, close to the Flinders Medical Centre and across from Tonsley with acces to train and bus transport to the city !

This particular location is bordered by beautiful parks and gum trees for leisure or doing fitness activities . The estate of this entire development is of high presentation and properties have been tightly held. The property is located away from the hustle and bustle of traffic and noise - in fact you will hear the bird life out on the balcony amongst the trees !

The property is very appealing with a floorplan that displays a design that is smart and stylish. It features an open plan living area upstairs that provides ample comfort for dining and entertaining or just relax on the adjoining balcony whilst enjoying the views of the eastern aspect of the greenbelt .

Another modern feature is the separation of the 2 well sized bed rooms both with built in robes are located separately upstairs and downstairs one with an ensuite and the other with the main bathroom adjacent. This along with another provision for a study area with an inbuilt desktop matches the appealing timber look floating floor that encompasses the complete living and dining / kitchen areas.

The enclosed garage also features 2 roller doors which enables entrance to the rear of the property where the private and cosy patio is nicely sized for your weekend needs be it for BBQ's , relaxing or entertaining. Utilising the garage for guests and special occasions with the roller door open provides both outdoor and under roof cover for all seasons of the year and additional space as well. The carport in front of the garage can accommodate a small second car.

Other features to admire –

- Designer kitchen with 20mm stone benchtops and silk finish joinery
- Quality timber featured floating floors
- Smeg appliances including stainless steel oven, cooktop, rangehood and dishwasher
- 2.7 mtr ceilings on upper level for living areas and bedroom
- Ducted reverse cycle air conditioning with zones

**2 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$540,000

**OPEN FOR INSPECTION:**  
N/A



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