

5/24 Boomerang Rd, Croydon Park, SA 5008

Under Contract

Unit 2  1 

## Single Storey Homette Offering Comfort and Convenience

Neatly presented and set within a well maintained group, this single storey homette combines comfortable living with smart functionality in a quiet Croydon Park setting. Well kept interiors, a practical layout and an inviting outdoor courtyard make this home ideal for low maintenance living.

**Open for Inspection**

By Appointment.

### Property Features

- Two bedrooms, including the main bedroom with a built in wardrobe and split system air conditioning
- Comfortable lounge room with timber-look floating floors and a wide front window with roller shade
- Open plan kitchen and dining area with skylight, timber benchtops, gas cooktop and an additional linen/pantry cupboard
- Neat bathroom with separate bath and shower
- Laundry with storage, dishwasher and external access
- Evaporative ducted air conditioning throughout
- Enclosed and secure outdoor courtyard
- Two garden sheds providing external storage
- Single carport with gate access through to the courtyard

Perfectly placed for convenience, this homette sits close to everyday essentials. Enjoy nearby cafes such as Devour Cafi, ½ Patisserie, St George Bakehouse and Coffee In Common, while shopping options at Arndale Shopping Centre, Welland Plaza and local grocers are only minutes away. Public transport is easily accessed along Torrens Road, Regency Road and South Road for straightforward travel to the CBD and surrounding suburbs. Families will appreciate nearby schooling options including Croydon Park Primary School, Kilkenny Primary School, St Margaret Mary's School and Torrensville Primary School.

With everything close at hand, this homette delivers comfort, practicality and day to day convenience in a central Croydon Park location.

For more information, please contact Rosemary Auricchio on 0418 656 386 or Levi Proude on 0434 277 315

### Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's sole discretion to confirm. All information contained herein is gathered from sources we consider to be

### Listed By

Rosemary Auricchio  
Phone: (08) 8347 3666  
Mobile: 0418 656 386

Frank Azzollini  
Phone: (08) 8347 3666  
Mobile: 0419 849 037

