

Sold

28 Manoora St, Greenacres



## Live-in, Develop or Invest

Don't be detracted by the external façade, behind the picket fence there is a pearl inside this oyster shell sure to impress all who view. It's not often a property of this calibre comes to market with so much to offer. Built in 1956 on a generous 819m<sup>2</sup> allotment with a street frontage in excess of 23 metres and an extension completed in early 2000, plus independent accommodation with separate entry, provides a myriad of opportunities for the savvy investor.

The property comprises 4 bedrooms, 2 bathrooms, 2 kitchens, 2 living areas, 1 study, laundry and large rear yard with two sheds. On entry to the main residence, be greeted by character and personality, with solid timber floorboards throughout and an abundance of space. The hub of this home is the central open plan kitchen, meals

4 2 2

819 m<sup>2</sup>

<b>Price</b>	<b>SOLD</b>
<b>Property Type</b>	Residential
<b>Property ID</b>	101
<b>Land Area</b>	819 m <sup>2</sup>
<b>Floor Area</b>	215 m <sup>2</sup>

### Agent Details

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and living with ample natural light flowing from the extensive glass doors and windows to the North and South of the property. The kitchen is well appointed with built-in microwave plus two ovens, including a wall oven and freestanding La Germania oven with 5 burner gas cook-top. For those who love to cook: cakes in one oven and the roast in the other! Additional features in the kitchen include a double stainless steel sink, filtered water, stainless steel canopy range-hood, large island bench with breakfast bar plus ample under-bench and overhead cabinetry. Adjacent the kitchen is the open plan meals and living, providing the perfect space for entertaining family and friends with an effortless flow to the outdoors. For families a second living zone at the front of the property provides additional space for a second lounge or play area for children.

A modern extension to the home was completed in early 2000, providing a master wing to the rear of the home plus second bedroom, master bathroom and small retreat area. The master bedroom includes a walk-in-robe, split system heating and cooling plus ceiling fan. Bedroom two is generous in size and includes a ceiling fan. Adjacent bedroom one and two is the large master bathroom, complete with spa bath, toilet, good size vanity and shower.

Offering a versatile floor plan, this property offers the opportunity to present separate living accommodation with its own entry access. Perhaps living accommodation for students, elderly parents or adult children still living at home? This separate wing of the home incorporates a good size bedroom with built-in-robe, sitting room, kitchen, laundry, bathroom plus an additional study or second bedroom.

Additional features include:

- Ducted reverse cycle heating and cooling throughout the main living areas
- Good size laundry with direct access to the rear yard
- Ceiling fans to bedrooms and main living
- Built-in-robres
- Solid timber floor boards throughout
- Study with floor to ceiling built-in cupboards
- 4kW Solar System
- Gas heating to second living
- Feature timber French doors to main living
- Temperature controlled hot water system
- Gas instantaneous hot water
- Plumbed rain-water tanks
- Tool shed plus large storage shed
- Low maintenance landscaped gardens

For those considering developing, subject to council consent, the property offers a good size frontage of 23.77 metres, allowing the potential to build two detached Torrens Title homes with double garages. If interested in pursuing development approvals, the home can easily be tenanted providing a good source of income whilst awaiting council approvals. For those considering the property as an investment, there is the opportunity to achieve two rental incomes from the main dwelling and

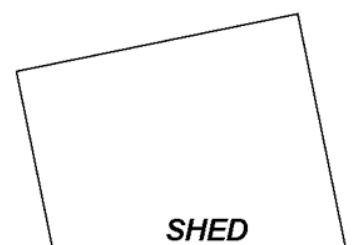
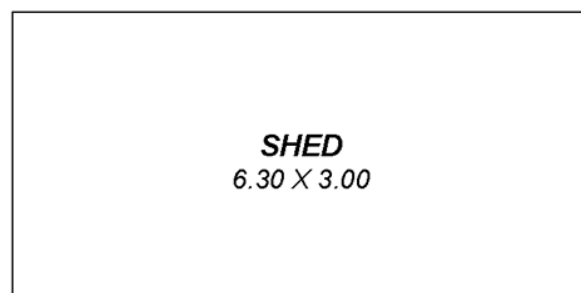
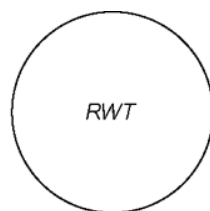
the adjacent self contained living accommodation. For families, a good size rear yard is on offer providing ample space for children to play within a secure environment. For those who love to garden, beautiful established gardens inclusive of fruit trees will provide for year round health and well-being.

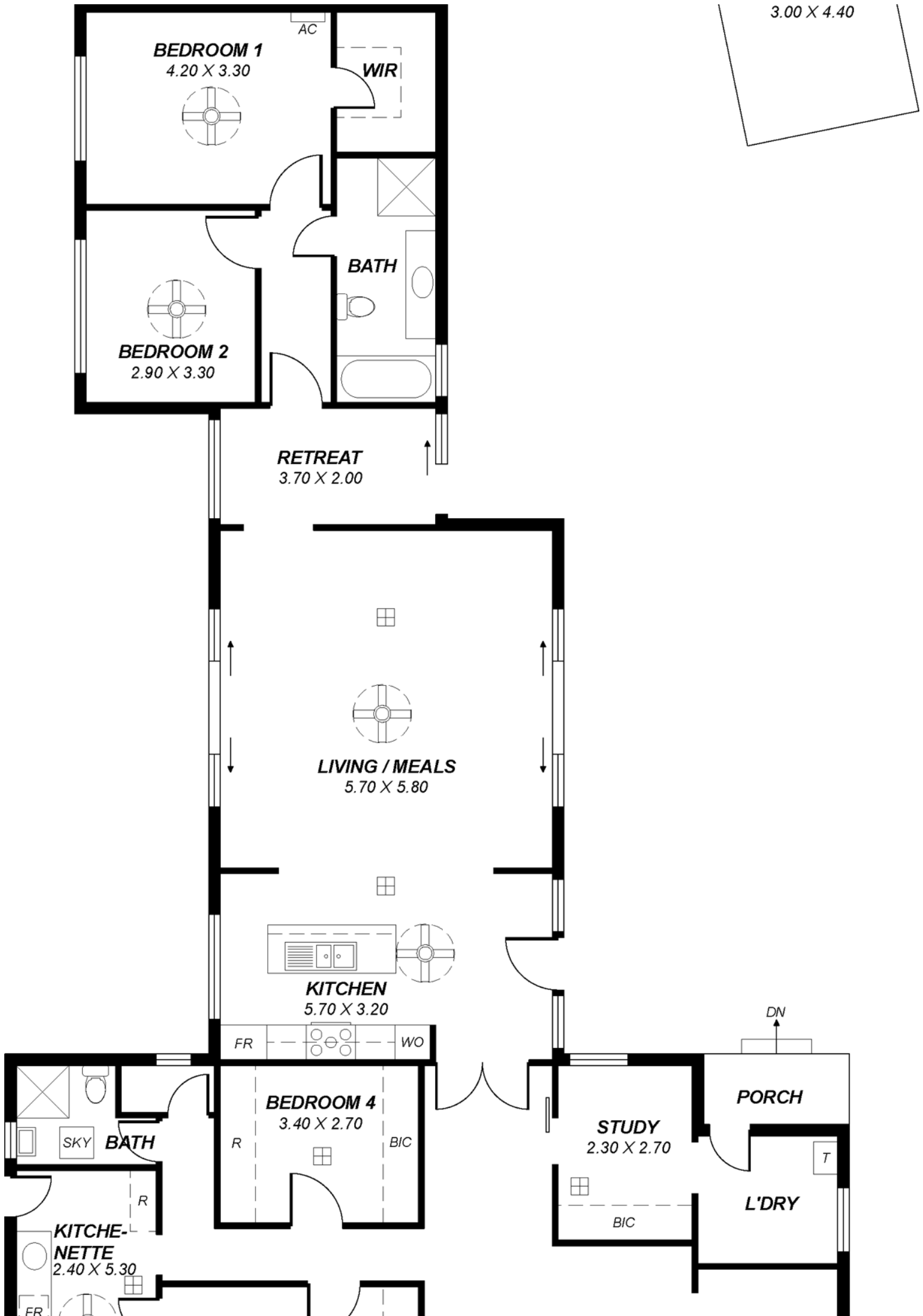
Located opposite Greenacres reserve and within 8km's of the Adelaide CBD, with local shops, good schools and public transport nearby this home provides an inviting space filled with opportunity. Sometimes it's worth taking risks to achieve something great and this property will certainly offer ample opportunity to choose your preferred course of action. Whether you decide to live-in, develop or invest, the choice is yours!

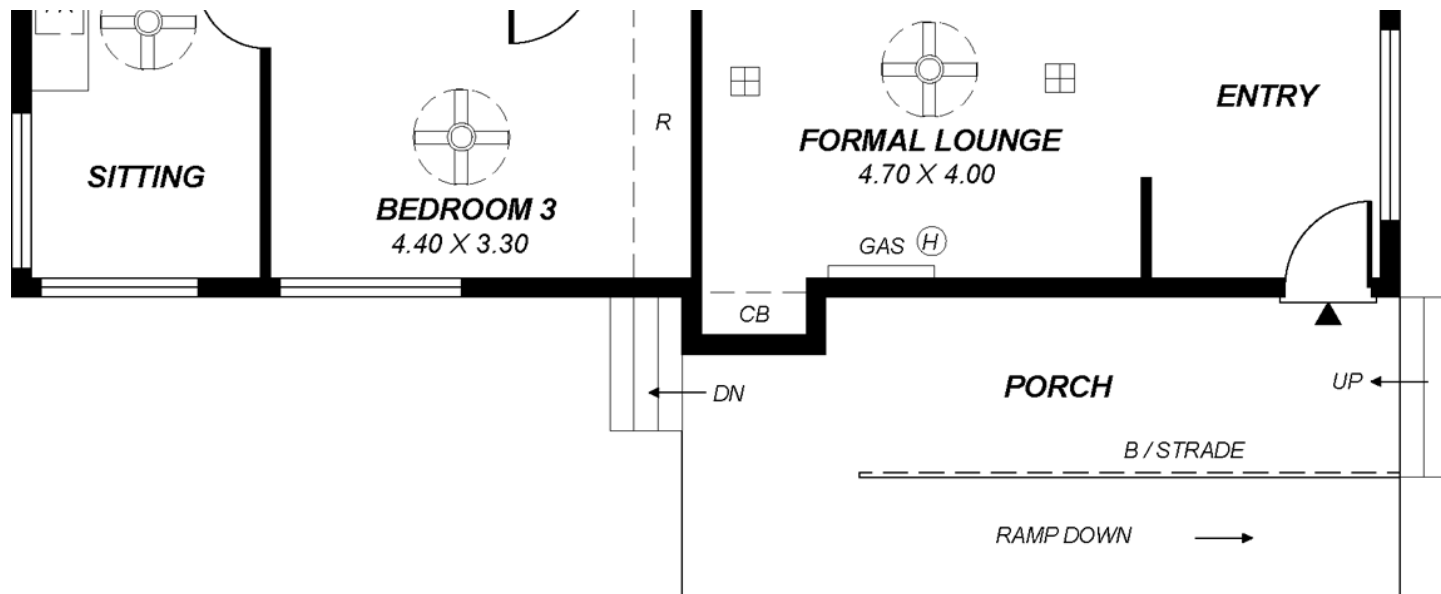
## SA LISTINGS - COMMISSION IMPOSSIBLE

RLA: 277113

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*This drawing is for illustration purposes only.  
 All measurements are approximate and details intended  
 to be relied upon should be independently verified.*

Area	m <sup>2</sup>
Living	215.57
Porch	25.77
Shed	32.10
<b>Total</b>	<b>273.44</b>