







Quality Family Home with Optional Second Allotment - Endless Space & Versatility

4 2 4 4,524m2

Presenting an exceptional opportunity in the heart of Booleroo Centre, this well-appointed four-bedroom family home on a spacious 2,028m² allotment is now on offer, with the flexible option to also purchase the adjoining 2,496m² allotment with shedding.

Whether you're seeking a quality home with room to move or the added convenience of a second title for future development, additional shedding, or space for hobbies, this property caters to a wide range of needs.

The home itself offers generous living areas and established gardens, while the second block [available separately] features two substantial sheds and a wide 49.44m frontage to Borgas Street, creating outstanding scope for buyers seeking extra flexibility.

Inside the home, you'll find:

- Four bedrooms, master with ensuite including shower & vanity, built-in robe, and split system; bedroom two also includes a split system and built-in robe
- Spacious lounge room and formal dining room, ideal for gatherings and entertaining
- Practical kitchen with laminate cabinetry, dishwasher, electric cooktop,

Price	SOLD
Property Type	Residential
Property ID	11771
Land Area	4,524 m2

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wall oven, and second dining area with split system
- Modern main bathroom featuring spa bath, shower, floor-to-ceiling tiles, single vanity, and separate toilet
- Laundry with stainless steel trough and excellent storage
- Ducted evaporative cooling for year-round comfort
- Solar hot water system

Adding further versatility, the property includes an ATCO hut (12m x 6m*) formerly a workspace but easily adaptable as a rumpus room, teen retreat, or potential granny flat, complete with kitchen sink and its own bathroom (shower, toilet, vanity).

Outdoor features include:

- Established front and rear lawns with low-maintenance gardens and small garden shed
- Double garage with concrete floor and power
- 1 large underground rainwater tank connected to the house
- 5kW* solar system
- Seven security cameras covering both allotments

Optional second allotment [available for separate purchase]

- 2,496m²* with 49.44m frontage to Borgas Street
- Shed 1: 7.5m x 15m* concrete floor, timber-lined with security alarm, ideal for workshop or hobby use
- Shed 2: 6m x 9m* concrete floor, ideal for storage or further project
- Power and water are available to be connected from Borgas Street. Power for sheds currently supplied from 45 Arthur Street
- 1 above ground rainwater tank
- **Price Guide $120,000**

Disclaimer: If the properties are purchased together, the sheds situated at 11 Borgas Street will have power connected, and rainwater transferrable to the house at 45 Arthur Street. If the properties are sold separately, the sheds located on 11 Borgas Street will not be connected to power.

Land Size: 4,524m²*

LGA: District Council of Mount Remarkable

Zoned: Township

CT5639/635 & CT5640/31

RLA228106

*Denotes Approximate

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