

1 Erin Court, Gulfview Heights, SA 5096

HARRIS

Sold House

Tuesday, 15 August 2023

1 Erin Court, Gulfview Heights, SA 5096

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 330 m2

Type: House



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Contact agent

Embark on a freestanding rendered design that makes life – for you or your tenants – one of undeniable ease, in a cul-de-sac of just six homes, and without one unnecessary cent to spend... Purchased off the plan in 2008, today the home's modern neutrals and floorplan practicality are as appealing as ever, with a quality-built gabled alfresco thrown in for even greater entertaining measure. It's all here for the investor, downsizer, or first-time buyer keeping both the city and the Barossa in their sights: alarm security, electric roller shutters, porcelain floor tiles, ducted reverse cycle air conditioning, even an air-conditioned 2-car garage that'll keep your workouts or work-from-home pursuits comfortable. From entry, the sunlit 3-bedroom footprint slips away to a tranquil master with a walk-in robe and ensuite, the central hallway enables internal garage access before it centres activity around the open plan kitchen, living and meals zone. With a broad island benchtop, stainless appliances, and vision from breakfast to the all-weather alfresco, you're set for indoor/outdoor living; the kid's double bedrooms are positioned superbly at the rear, bookending the fully tiled and contemporary bathroom. And look around; there's undeniable merit in investing in this steadily regentrifying suburb, above and beyond its proximity to Pedare Christian College, Kings Baptist Grammar, and the retail array of TTP... Fingertip convenience also means laneway pedestrian access to Bridge and McIntyre Roads, a Main North Road dash for the new District Mega Outlet Shopping precinct, Mawson Lakes Technology Hub, and the city in a surprisingly simple slipstream. Lifestyle heights accomplished. More standout features: - Striking, rendered 3-bedroom design - Security alarm & electric roller shutters - Artificial front turf & low care, private backyard - Quality-built all-weather alfresco (with fan) - Dual car garage with discreet internal & rear access - Off-street parking for 2 more - Double-opening side gate access - Fully tiled family bathroom + modern master ensuite - Ducted R/C A/C throughout - Plumbed rainwater to WCs - A retail array from The Grove to TTP - And more... Specifications: CT / 6006/318 Council / Salisbury Zoning / General Neighbourhood Built / 2009 Land / 330m² Frontage / 12.99m Council Rates / \$1979pa Emergency Services Levy / \$135pa SA Water / \$197pq Estimated rental assessment: \$540 - \$570 p/w (Written rental assessment can be provided upon request) Nearby Schools / Para Hills West P.S, Keller Road P.S, Gulfview Heights P.S, Para Hills School, Para Hills H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409