

# 1 Somerset Grove, Craigmore, SA 5114



## Sold House

Wednesday, 6 September 2023

1 Somerset Grove, Craigmore, SA 5114

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 618 m<sup>2</sup>

Type: House



Sadeq AlKhalidi  
0861871302



Craig Stirna  
0419037065

**\$611,000**

For those seeking a comfortable and extensive nest worthy of setting down family roots or an astute investment to add to your portfolio - 1 Somerset Grove presents more than a solid option for all. No matter your intention, potential growth is a reality when you find a home with so much versatility, perfectly located on a coveted corner with public transport on your doorstep and the green space of Hyde Park over your back fence. On arrival, the brick façade extends a solid welcome behind inclining garden beds, lengthy driveway and secure carport offering plenty of off-street parking for every family and visiting vehicle, whilst lockable gates to the side provide an extra arena for cumbersome storage of trailers, caravans and boats. Formal lounge and dining are first to cement a flexible floorplan, whilst the bay-windowed master will impress the heads of the house with a walk-in robe and ensuite. Three additional bedrooms upon durable carpets follow, bookending a modern three-way bathroom that separates toilet and bath for a smooth morning routine. An open plan hub forms the epicentre of the home, blending living and dining with a capable kitchen that boasts gas cooking, double sink, breakfast bar and walk-in pantry. Outside is where the summer fun is to be had and entertaining is to be done right, from the expansive undercover verandah to the glorious in-ground swimming pool - this space will be well used come the warmer months. The location speaks for itself - just out of the way to avoid dreaded city peak hour but urban enough to enjoy easy access to every amenity of Munno Para Shopping Centre and the spoils of Barossa Valley and beyond. Escape to suburbia and make the most of more space and more value from Somerset Grove... Even more to love:

- Ducted R/C air conditioning
- Gas heating
- Fully fenced rear yard & swimming pool
- Garden shed
- Zoned for Craigmore High
- Close by to Playford Primary

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendor's Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**RLA 322799 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | PLAYFORD Zone | HN - Hills Neighbourhood \\ Land | 618sqm (Approx.) House | 298sqm (Approx.) Built | 1995 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa