

10/35 Lukin Crescent, Golden Grove, SA 5125



Sold House

Friday, 1 September 2023

10/35 Lukin Crescent, Golden Grove, SA 5125

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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Contact agent

Step into a world of comfort and tranquillity with this exceptional courtyard homette, a gem nestled in coveted Golden Grove. Built in 1994 this superior courtyard homette is one of 11 in a quiet, tightly held and well-maintained group which is predominantly owner occupied. All are detached (connecting at the garage only), with this one set in a sheltered central position within the complex, enjoying privacy, peace and security. This heart-warming home should be viewed by those seeking a quality starter, a beautiful downsizer, or a position perfect investment property. A clever design resembles a small home. An entrance overlooks the living room with plush sheer curtains and an outlook to the front, while a glass sliding door from the dining area leads you to the rear yard and spacious undercover alfresco area. The kitchen is complete with double sink, dishwasher and breakfast bar with an abundance of cupboards and an outlook upon the rear entertaining zone. The backyard enjoys the morning sun. Ideal for weekend barbeques and twilight dinners during the warmer months, and for providing shelter from the elements for your children or fur babies. (Pet approval upon request with Best Strata, several pets within the group currently). At a glance:- 3 bedroom homette with built-in robes and ceiling fans- Ducted reverse cycle air conditioning with 4 zone control for tailored comfort- Renovated kitchen with dishwasher and breakfast bar- Open plan living with ceiling fan- Full size bathroom- 2nd toilet for additional convenience - Full size brand new laundry for all your needs- Spacious backyard with paved undercover alfresco and artificial turf- Single garage with internal access and automatic roller door- Additional driveway space Opportunities in this supreme location do not come up often. Surrounded by an abundance of conveniences including Goldenfields Reserve, a skate park and Cobblers Creek Recreation Park. The Grove Shopping Village is a moment away for all your shopping needs. Easy access to transport and Golden Grove Primary School, Pedare College, Gleeson College and Golden Grove High School. Council Rates | \$1,398.14 pa Strata - Admin Levy | \$275.10 pq // Sinking Fund | \$100 pq SA Water | \$153.70 pq ESL | \$104.40 pa Year Built | 1994 Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.