

11 Argyll Crescent, Redwood Park, SA 5097

NOAKES
NICKOLAS

House For Sale

Thursday, 13 June 2024

11 Argyll Crescent, Redwood Park, SA 5097

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Matthew Anand
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Lachlan Edwards
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Best Offers By 1/7 (USP)

Best Offers By Monday 1st July at 3pm (Unless Sold Prior) Ready to spend your time off on leisure and relaxation rather than maintenance? Set on a carefully planned low maintenance allotment, this Torrens titled three-bedder is set to give you back your weekends in the family friendly suburb of Redwood Park. A neat and tidy facade in shades of grey, black and charcoal sets the tone for the interior. Step into the hall onto chic dark floating timber floors and find the main bedroom suite to your right. All three bedrooms are carpeted for comfort, with large windows, a walk-in robe and ensuite fully-tiled ensuite for the luxurious main. Bedrooms two and three are fitted with built-in robes, and share use of the fully-tiled main bathroom, complete with a bathtub ideal for warming cold winter bones. Pass through the hall that includes enough space for a study nook, and a large laundry with external access that will keep your household running smoothly. Emerge in the open plan living to enjoy a fabulous contemporary space ideal for entertaining. A glossy white kitchen is punctuated with high quality kitchen appliances including a gas cooktop, electric oven and stainless steel dishwasher, with stylish pendant lighting illuminating life around the island bar. Enjoy a fluid dining and living space, with glass doors revealing your paved verandah and the scene for all your spring and summer Alfresco dining. Around the corner there's enough lawn to keep the pets happy or set up a backyard cricket pitch, and direct access to the carport. Polished and ready to provide, settle into the peace and quiet of Argyll Crescent and enjoy a satisfying lifestyle in the suburbs. Close to Anstey Hill and Black Hill recreation parks, Tea Tree Gully and Highercombe golf clubs, ovals and sporting clubs, there's plenty to keep you or the kids busy in your neighbourhood. Pick up weekend coffees and pizzas alike at Cafe Verde Pizzeria, enjoy a pub feed at Fox & Firkin English Pub, and enjoy the best of boutique and supermarket shopping at Westfield TTP. More to love:- Reverse cycle ducted A/C throughout- Secure carport with roller door and further off-street parking- Secure alarm system- Instant gas hot water system- Fuss-free and private rear courtyard- Rainwater tank in place- Zoned to Banksia Park International High and close to The Heights School, Ridgehaven Primary and Stepping Stone Tea Tree Gully Childcare & Early Development Centre- Moments to public transport along Hancock Road- Just 2.6km to Westfield Tea Tree Plaza and 15.3km to the Adelaide CBD Year Built: 2023 Title: Torrens Titled Council: City of Tea Tree Gully Council Rates: \$1396 PASA Water: \$153 PQ 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.