

# 11 Bayley Circuit, Trott Park, SA 5158



## House For Sale

Friday, 3 November 2023

11 Bayley Circuit, Trott Park, SA 5158

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 612 m2

Type: House



Mike Nash

0412835012

**\$850,000 - \$870,000**

A fantastic opportunity to live in comfort and in a prestige location with easy access to all of the local services as well as all points south via the super efficient Southern Expressway. You can make it to the McLaren Vale wine district within 15 minutes or the well patronized Willunga Produce and Quarry Markets inside 20 minutes. An impressive residence with near new appearance. There are 4 very good size bedrooms including the main with walk in robe and ensuite. Two of the other 3 bedrooms have built ins. At the front of this lovely home is a separate lounge ideal as a home theatre or parent getaway. The large open plan living space at the rear of the home comprises the family room, dining area and beautiful kitchen with ample bench space, corner pantry and dishwasher. Your comfort and lifestyle are further enhanced with ducted reverse cycle air conditioning and gas heater providing warmth and a beautiful ambience. Step outside and you will enjoy the benefits of an all weather verandah under the main roof with shade blinds and great views of the southern hills. The low maintenance gardens have been landscaped and yet still provide a blank canvas for you to plant out as you desire as well as maintain plenty of space for the children to run and play. The double width garage has an auto remote panel lift door and access to the rear. Additional features include: • Electric oven, gas cooktop and filtered water; • Family bathroom with separate shower, toilet and vanity; • Ceiling fans in all bedrooms, lounge and outdoor living; • Roller shutters to front rooms; • Garden storage shed; • Recessed lights at front providing stylish highlights and appearance; • Paved driveway with off street parking for 2 vehicles in addition to the double garage. Located near the popular Woodend Primary School and only a short drive to the Hallett Cove Shopping Centre and numerous other services. Your dreams can come true here so don't delay contact the agent today to register your interest in an inspection of this lovely property.