

# 114 Adams Road, Trott Park, SA 5158



## House For Sale

Friday, 12 April 2024

114 Adams Road, Trott Park, SA 5158

**Bedrooms: 4**

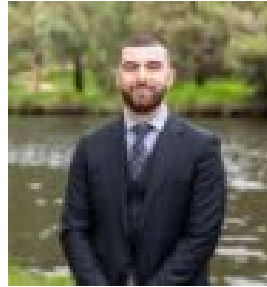
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jordan Prole  
0434828333



Gerard Pacillo  
0431596145

## **Auction 25th May at 12.00pm / \$599k**

Auction Location: On-Site (USP) Welcome to 114 Adams Road, Trott Park – a splendid family haven that combines the essence of traditional charm with the convenience of modern living. Proudly presented by LJ Hooker, this solid brick home is a testament to quality and comfort, ready to welcome its next family to create their own cherished memories. Nestled in the heart of Trott Park, this residence stands as a beacon of warmth and family-friendly living. With four generous bedrooms, each offering ample storage, and a single well-appointed bathroom that maintains its original charm, this home caters to both comfort and practicality. The heart of the home is its original kitchen, which offers a nostalgic charm while providing a practical space that flows effortlessly into the comfortable family areas. These inviting spaces are perfect for everyday living and serve as a cozy gathering point for family and friends. Set on a generous allotment of approximately 680 sqm, the property offers an abundance of room for parking, accommodating several vehicles with ease, making it a rare find. The solid brick construction not only ensures longevity but also adds to the aesthetic appeal of the home, promising a serene and secure environment for its inhabitants. The location of this home could not be more ideal. It is just a brief stroll from an array of parks, schools, and local amenities, ensuring that everything you need is conveniently within reach. With effortless access to public transport and major thoroughfares like the Southern Expressway, commuting is made effortless, whether heading into the Adelaide CBD or exploring the stunning coastline of South Australia. Features that make this home special: Four generous bedrooms with ample storage, offering comfort and convenience. A single bathroom, maintaining the home's timeless charm. In the heart of the home, an original kitchen, offering both charm and functionality. Comfortable family spaces that provide a warm and inviting atmosphere for both relaxation and entertainment. A generous land size of approximately 680 sqm, providing ample space for outdoor activities and potential expansions. An ideal location that offers a perfect balance between serene suburban living and convenient access to urban amenities. Proximity to parks, schools, and local shopping, enhancing the lifestyle convenience for all family members. Ample parking space, accommodating several vehicles with ease. Embrace the opportunity to embark on a new chapter in a home that offers a blend of comfort, charm, and convenience. Don't miss out on the chance to be a part of the vibrant community of Trott Park, where every amenity is just a stone's throw away, and the potential for creating lasting memories is endless. This unique property at 114 Adams Road, Trott Park, is not just a house; it's a home waiting to be filled with new stories, laughter, and love. Seize the opportunity to make it yours. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Disclaimer: Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 215339