

**12 Dublin Place, Golden Grove, SA 5125**

**HARRIS**

**House For Sale**

Wednesday, 10 April 2024

12 Dublin Place, Golden Grove, SA 5125

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 407 m2**

**Type: House**



Andrew Farnworth  
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Matt Ashford  
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**\$769k-\$809k**

Immerse yourself in the unparalleled elegance of this 2003 Rendition Home, a jewel nestled within the prestigious Spring Hill Estate in Golden Grove. Marketed by the esteemed Andrew Farnworth and Harris Real Estate, this property is a masterclass in blending sophisticated design with functional luxury across two meticulously planned levels. The residence is anchored by a sleek and stylish kitchen, designed to be the heart of the home. This culinary haven, featuring a breakfast bar, stainless steel gas cooktop, oven, dishwasher and abundant cabinetry seamlessly flows into a light filled meals area. Adjacent lies the expansive family room, distinguished by soaring 2.7m ceilings and bathed in natural light, offering a sense of spaciousness and airiness unparalleled in modern homes. A versatile front sitting room introduces an adaptive space, perfect for a home office or study, catering to the evolving dynamics of contemporary lifestyle demands. A downstairs water closet provides additional practicality to this level. Ascend to the private sleeping quarters, where the master suite unfolds as a sanctuary of tranquility. It boasts a sumptuous en-suite and expansive walk-in wardrobe, offering an exclusive retreat. Accompanying this are two more bedrooms, each featuring built-in wardrobes and serviced by a strategically placed second bathroom, ensuring a seamless start to those busy mornings. Year-round comfort is a cornerstone of this home, assured by an efficient reverse cycle heating and cooling system. Added to this is the convenience and security of a double garage with direct internal access, embodying the thoughtful design that runs through the entire residence. The outdoor domain is a testament to luxury living, with private undercover entertaining areas nestled amidst lush, meticulously kept gardens. These spaces not only promise endless enjoyment but also offer a safe haven for playful children and pets. Positioned mere minutes from the bustling Tea Tree Plaza, the Grove Shopping Center, and Stables Shopping Center, the home delivers unmatched convenience. It sits amid a network of public and private schools, parks, walking trails, and public transport services, including the O-Bahn for effortless CBD access. 12 Dublin Place is not merely a residence but a sanctuary crafted for those who treasure the blend of indoor comfort and outdoor pleasure, all set within the serene backdrop of Spring Hill. This property presents a unique opportunity to embrace a lifestyle of unparalleled quality and convenience. Discover the potential of this exquisite home by reaching out to Andrew Farnworth today for more information or to arrange a personal tour. Specifications: CT / 5851/867 Council / Tea Tree Gully Zoning / GN Built / 2003 Land / 407m<sup>2</sup> Estimated rental assessment / \$590 - \$640 per week / Written rental assessment can be provided upon request. Nearby Schools / Golden Grove P.S, Surrey Downs P.S, Fairview Park P.S, Banksia Park School R-6, Golden Grove H.S. 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069