

# 12 Gloucester Avenue, Redwood Park, SA 5097

## House For Sale

Tuesday, 23 April 2024

12 Gloucester Avenue, Redwood Park, SA 5097

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 350 m2

Type: House



Scott Newton

0427265012

**\$685k - \$715k**

Don't miss the opportunity to view this 2017 built 4-bedroom home set on an allotment of 350sqm, with stylish design and located in the friendly North Eastern suburb of Redwood Park. The floorplan also presents the option of utilising the home as a 3-bedroom with 2 living areas. Featuring an open plan kitchen / dining and family living space, perfect for entertaining with glass stacker doors opening to the decking & north facing outdoor area. High ceilings & floating floors complimenting the room, the kitchen offers an island breakfast bar, stone benchtops, stainless steel gas cooktop, rangehood and updated dishwasher. The Master bedroom presents a walk-through robe & en-suite, bedrooms 2 & 3 are complimented by built-in robes and you can enjoy all year comfort with ducted reverse cycled air conditioning throughout. Also offering: \*3-way bathroom \*LED downlights \*Single garage w/automatic panel lift door \*Roller blinds \*154sqm build area (including the garage) For sport & leisure enjoy the local Waterworld aquatic park, Tea Tree Gully Golf club, an abundance of football, cricket, netball & soccer clubs plus lawn bowls and several indoor recreation centres nearby. Located only 4kms from Tea Tree Plaza & the O-bahn bus interchange with other local shopping precincts including the Redwood Park IGA, Grove shopping centre, St Agnes shopping centre & Fairview Green (Fairview Park). For education requirements, the home is within walking distance to Ridegehaven Primary, Banksia International and St Davids Parish schools. In Golden Grove options include Golden Grove High, Gleeson College, Pedare Christian College and Golden Grove Lutheran school. For more information phone Scott 0427 265 012. Specifications: CT / 6187/691 Council / Tea Tree Gully Zoning / GN Built / 2017 Land / 350m<sup>2</sup> (approx.) Frontage / 9.15m Estimated rental assessment / \$600 - \$650 per week / Written rental assessment can be provided upon request Nearby Schools / Ridgehaven P.S, Redwood Park P.S, Banksia Park School R-6, St Agnes School P-6, Banksia Park International 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. North RLA | RLA 330069