

**12 Shelley Street, Tea Tree Gully, SA 5091**



**Sold House**

Tuesday, 20 February 2024

12 Shelley Street, Tea Tree Gully, SA 5091

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 409 m2**

**Type: House**



Nick Roma

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## Contact agent

Welcome to your future home, where comfort and convenience merge seamlessly in a picturesque suburban setting. Nestled in the heart of a thriving community, this charming residence offers a delightful blend of modern amenities and serene surroundings. Step inside to discover a haven of comfort, starting with the climate-controlled interior boasting an evaporative ducted system to keep you cool in summer and ducted gas heating to keep you cozy during those chilly evenings. Natural light floods the living spaces, showcasing the contemporary design and quality finishes throughout. Every window is adorned with blinds and curtains, offering both privacy and style. Imagine the joy of sustainable living with twenty-one solar panels generating six-point-six kilowatts of clean energy, supplemented by a water tank for eco-conscious living. Parking is a breeze with a single garage and driveway space for two vehicles, while a gas hot water system ensures endless showers of warmth. Entertaining is a delight in the open kitchen featuring a gas stove, breakfast bar, dishwasher, and corner pantry, with stunning dark timber-style cabinets. Overlook the open plan family and meals space, to enjoy familial conversations while creating culinary masterpieces. Unfurl in the separate lounge room and retreat to the connecting, tranquil courtyard, ideal for morning coffee or evening relaxation. The rear verandah beckons for alfresco dining, soak in the low maintenance, grass filled backyard while entertaining friends. With three bedrooms and two bathrooms, including a master suite with walk-in robe and ensuite, this home offers ample space for the whole family to thrive. The minor bedrooms offer built-in robes while the ideally located main bathroom, offers a three-way layout for practical living. Whether unwinding indoors or enjoying the outdoors, this residence promises a lifestyle of comfort and convenience. Nearby, you'll find an array of amenities just moments away. Take a short drive to the Golden Grove Recreation Centre for fitness and fun, explore the scenic trails of Anstey Hill, or enjoy family outings at Browning Reserve. Shopping and dining options abound at Tea Tree Gully Village and Tea Tree Plaza, while entertainment awaits at the Golden Grove Waterworld Aquatic Centre. Snap up this gem today!

**Property Features:**

- Three-bedroom, two-bathroom home
- The master bedroom has a walk-in wardrobe and an ensuite
- The minor beds have built-in robes
- Separate lounge room with courtyard access
- Open plan family, meals, and kitchen space with sliding doors to the backyard
- The kitchen has a corner pantry, breakfast bar, dishwasher, built-in gas stove, ample preparation and storage space, with dark timber style cabinetry
- The main three-way bathroom offers a bathtub and glass shower, a separate toilet, and a dedicated vanity space with storage
- Internal laundry room with backyard access
- Ducted gas heating with climate zone control
- Ducted gas heating system
- Blinds and curtains on all windows for comfort
- Laminate floorboards through the living areas and carpets in the bedrooms
- Gas hot water system for efficacy
- 21 solar panels generating 6.6 kw/h to reduce energy costs
- Paved outdoor entertaining verandah with mains gas connection for your BBQ
- 3000L water tank in the secure two-level, grass filled backyard
- Low maintenance front yard
- Single garage with auto roller door and interior access
- Driveway parking for two vehicles
- Tea Tree Gully Primary School is only two minutes away

**Schools:** The nearby zoned primary school is Tea Tree Gully Primary School. The nearby unzoned primary schools are Ridgehaven Primary School, Banksia Park School, St Agnes School, and Redwood Park Primary School. The nearby zoned secondary school is Banksia Park International College. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Auction Pricing -** In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | CITY OF TEA TREE GULLY Zone | General Neighbourhood Land | 409sqm(Approx.) House | 196sqm(Approx.) Built | 2017 Council Rates | \$1,915.99pa Water | \$169.37pqESL | \$300.95pa