

# 12 Tree Martin Court, Tea Tree Gully, SA 5091

## House For Sale

Thursday, 15 February 2024



12 Tree Martin Court, Tea Tree Gully, SA 5091

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 691 m2**

**Type: House**



Sam Doman



Robert Slenics  
0433847841

## Best Offer By 2pm Monday 26th February

Welcome to one of Angove Estate's finest offerings! Presenting this prestigious home that stands as a testament to luxury and sophistication. This residence commands attention with its unparalleled location overlooking the picturesque Angove Conservation Park, creating an idyllic setting for an extraordinary lifestyle in an extremely quiet cul de sac. The main bedroom suite is a true retreat, offering sensational views of Angove Conservation Park, large walk-in robe, and an ensuite. With 3-meter ceilings downstairs and 2.7-meter ceilings upstairs, this home exudes an air of spaciousness and luxury. Enjoy the outdoors on the balcony overlooking Angove Conservation Park or the undercover alfresco deck, seamlessly connecting indoor and outdoor living.

**Key Features:**

- Immerse yourself in the tranquillity of nature with uninterrupted leafy outlooks, abundant birdlife, and occasional visits from resident koalas.
- Strategically located within 4km to Tea Tree Plaza, 2km to Banksia Park International High School and St David's Primary and less than 1km to the Anstey Hills Recreation Park, this property offers both seclusion and accessibility.
- Enjoy four distinct living areas; Pool side, upstairs family and lounge, and outdoors, featuring a decked alfresco under the main roof with blinds, perfect for year-round entertaining.
- Take a dip in the sparkling swimming pool, with solar heating system, a delightful addition completed in 2017, offering a refreshing oasis in the privacy of your own backyard.
- Embrace sustainable living with a 6.6KW home solar panel system, contributing to energy efficiency and reducing your carbon footprint.

**Bedrooms and Bathrooms:**

- Discover the spacious interior with 4 double bedrooms plus a 5th bedroom or office.
- Indulge in luxury with 2 full bathrooms tiled to the ceilings, each boasting hot water controllers, heated towel rails, and contemporary fixtures, plus there is a powder room located upstairs.
- The main bedroom suite is a sanctuary with sensational views, an ensuite bathroom with a double oversized shower, double basins, and ambient features like heated towel rails and bathroom audio.

**Modern Amenities:**

- Experience modern living with a very central, designer kitchen featuring solid wood cabinetry, a walk-in pantry, stainless steel appliances, splashback, and shimmering black granite benchtop, with extra room to build a butlers pantry if you so choose.
- Enjoy the convenience of Daiken reverse cycle air-conditioning with zoned and dual upstairs, and downstairs zone controllers.

**Outdoor and Lifestyle:**

- Step into the outdoors opening onto the undercover alfresco deck overlooking irrigated landscaped low-maintenance gardens and lawns, complete with an automatic watering system.
- Indulge in the unparalleled location overlooking Angove Estate Park, offering bike and walking trails.

**Nearby Attractions:**

- Tea Tree Gully and Highercombe Golf Course's
- St Agnes and Tea Tree Plaza Shopping Centres
- Tea Tree Gully and Fox and Firkin Pubs
- Multiple Restaurants and Eatery's

• Discover multiple playground areas for the kids and enjoy a short walk along the trails to the Anstey Hill Recreation Park.

**Additional Information**

- Nature enthusiasts will appreciate the kaleidoscope of flora and fauna, from koalas in the trees to a stunning array of natural birdlife, and the local kangaroos.
- For city commuters, the bus is a short walk away, accessible through a scenic walk or through the estate giving access to the O-Bahn Interchange.

**Property Details:**

- C/T Reference: Volume: 5183 Folio: 431
- Council: Tea Tree Gully
- Zoning: General Neighbourhood - GN
- Year Built: 1996 approx.
- Land Size: 691 sqm approx.
- Swimming Pool Built: 2017
- KW Home Solar Panel System

**Conclusion:** Seize the opportunity to own this absolute masterpiece of modern living in one of Tea Tree Gully's most coveted locations. Elevate your lifestyle with this unparalleled blend of sophistication and natural beauty, including a sparkling swimming pool completed in and a KW home solar panel system. For more information contact Sam Doman or Robert Slekens.

**DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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