

14B Harris Road, Vale Park, SA 5081



House For Sale

Monday, 4 March 2024

14B Harris Road, Vale Park, SA 5081

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 346 m2

Type: House



David Philpott
0883435600



Beverley Philpott
0883435600

AUCTION

Generously sized in all proportions, this incredible family home caters to all the essentials and luxuries for the modern family of today. From its city fringe location to its impressive 3-metre ceilings, an essence of elegance has been embedded into every detail. To the front of the home is where you'll find the master suite with large picture windows, notable walk-in robe, and ensuite with timeless tones. Further on, both bedrooms two and three boast an oversized presence with one featuring a mirrored built-in robe. The centrally located bathroom offers convenience with a separate powder area and toilet. Venture down the passage to discover the open plan living area doubling as the dream entertaining zone. With sliding doors that allow an easy flow to the outdoors and being overlooked by the sophisticated kitchen offering classic gloss white joinery paired with feature accents of matt black, timber tones, and stone benchtops; hosting an intimate dinner or a large family gathering is with ease. Other notable features include light tones and floating floors throughout, ducted reverse cycle heating and cooling, a double garage plus off-street parking, a front wall for privacy with provision for a slide gate, low maintenance gardens, and shaded entertaining area. Currently zoned to Vale Park Pre School and Vale Park Primary School which are located nearby as is Hamilton Reserve, the trails of Linear Park, and the buzz of cafes on Walkerville Terrace plus Melbourne Street, North Adelaide is less than 3km away. 14B Harris Road is not just a house, it is an address perfectly positioned for convenience and growth. A place where you will take pride in your community and where your neighbours will become your friends.

SPECIFICATIONS
CT // 6230/696
Zoning // General Neighbourhood Land // 346sqm
Built // 2023
Council // Town of Walkerville
Council Rates // \$1,429.25 per annum
SA Water // \$175.51 per quarter + usage
Estimated Rent // Written assessment provided upon request
DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442