

15 Clinker Circuit, Golden Grove, SA 5125



Sold House

Friday, 18 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 599 m2

Type: House



Chris Browne

\$840,000

A Beautiful Blend of Sophistication, Style & Comfort Combined with Large, Plentiful Living Areas to Make Living Here an Absolute Pleasure. Sited on a 599sqm allotment, this Circa built 2010, 4 Bedroom Executive Home is set amongst prestigious properties in this impressive enclave, in a brilliant location with close proximity to Shopping, Transport & Schooling. The home presents as new with the 'Original Owner' ensuring a high level of care, maintenance and detail both inside and out & upon entering this home, you'll be struck with an overwhelming attraction to the sheer spaciousness on display, complete with high ceilings, wide cornices and natural light throughout. With direct, multiple access to the impressive undercover outdoor areas, enhanced by professionally designed gardens, this property is a beautiful blend inside & out. A tiled entrance leads to a formal lounge centrally located, a supersize dining area which in turn overlooks a large & fully equipped lightfilled kitchen and spacious family room. All living areas enjoy access to both the side and rear undercover entertaining areas, making for a family friendly environment to be enjoyed & shared with family & friends alike. Exciting features of this Executive property broadly comprise:

- Large Master Bedroom with walk-in robe & ensuite with fitted roller shutter
- Built - in robes to Bedrooms 2 + 3
- Spa bath to main bathroom with separate toilet, separate vanity
- Selected Ceiling Fans, Ducted Evaporative Cooling, Ducted Gas Heating
- Quality floor coverings, light fittings & window furnishings throughout
- Separate formal lounge & 'supersize dining area'
- Large, impressive lightfilled kitchen complete with wall oven, gas hotplates, rangehood, puratap, pantry & dishwasher
- Superb undercover alfresco area plus full length rear verandah
- Double garage umr with autodoor plus manual single rollerdoor to the rear
- Professionally designed low maintenance gardens with full irrigation system
- 2KW Solar Electricity System
- Rainwater tank
- Alarm system
- Situated amongst other high quality homes in this picturesque sought after area
- Close proximity to walking tracks & quick access to The Stables shopping centre, including medical facilities, Montessori care & learning facility, transport & other handy amenities.

This property is situation in an enviable lifestyle location as much as it is a place to call home. This spacious home represents brilliant value for money is sure to please the most discerning of buyers, & accordingly we encourage your prompt inquiry to avoid disappointment. *Approximately**Property Outgoings & Particulars***Council: City of Tea Tree GullyTitle: Torrens TitledZoned: GN General NeighbourhoodAllotment Size: 599sqm*Improved Area: 288 sqm*Year Built: 2010Council Rates: \$2,331.82 p.a.*ESL: \$66.15*Water & Sewer: \$186.48 p.q.*Wondering what your property is worth? Call Chris Browne on 0401 488 991 for a FREE confidential no obligation market appraisal. With 30 years of Industry Experience, a 98% success rate and 100's of delighted clients across Adelaide, we would love to help you achieve your property's full potential & save you thousands in the process. Call us today! Lic. Agent 289652