

**15 Wingate Street, Greenacres, SA 5086**



**House For Sale**

Friday, 3 May 2024

15 Wingate Street, Greenacres, SA 5086

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 402 m2**

**Type: House**



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## **Auction Saturday 18th May 5:30pm (USP)**

Perfectly positioned in a great location just around the corner from Greenacres Reserve and the Manoora Street local shops, this refreshing modern home offers salubrious appointments and contemporary styling across a generous open plan design. Enjoy both formal and casual relaxation with 2 separate living areas providing the vital individual spaces that today's families demand. Stunning tiled floors, fresh neutral tones and LED downlights create a decor of refined comfort that flows effortlessly throughout the living spaces. A generous lounge adjacent the entrance is a great space to receive your guests, work from home or sit back and enjoy the telly, while a large open plan living/dining room with integrated kitchen provides plenty of space for everyday family activities. Cook your own MasterChef delicacies in a fabulous modern kitchen featuring timber grain cabinetry, stainless steel appliances, composite stone bench tops, large walk-in pantry, frosted glass splash backs, double sink, Island breakfast bar and pendant lighting. Step outdoors and entertain alfresco style on a full width, tiled alfresco portico complete with LED downlights and main gas outlet. There's plenty of space for the kids to play on a generous lawn covered backyard and ample room for any future horticultural endeavours. All 3 bedrooms are generously proportioned, all double bed capable, all with robe amenities. The master bedroom features a walk-through robe and ensuite bathroom. Bedrooms 2 and 3 both have built-in robes. A double garage with auto panel lift door and interior access to the home will securely accommodate the family cars, while ducted reverse cycle air-conditioning ensures your year-round comfort. A bright main bathroom with wide shower alcove and deep relaxing bath will cater for both residents and guests, while a clever walk-through laundry completes the interior. Briefly: \* Modern courtyard home with quality appointments throughout \* 3 spacious bedrooms and 2 separate living areas \* Sleek tiled floors, fresh neutral tones and LED downlights \* Spacious formal lounge/office/retreat adjacent the entrance \* Large open plan living/dining room with integrated kitchen \* Kitchen features timber grain cabinetry, stainless steel appliances, composite stone bench tops, large walk-in pantry, frosted glass splash backs, double sink, Island breakfast bar and pendant lighting \* Central opening sliding doors from family room to alfresco \* Full width tiled alfresco portico with mains gas point and LED downlights \* Generous lawn covered rear yard with ample room for kids and pets \* All 3 bedrooms of good proportion, all with robe amenities \* Bedroom 1 with walk-through robe and stylish ensuite bathroom \* Bedrooms 2 and 3 with built-in robes \* Luxurious main bathroom with wide shower alcove and freestanding bath \* Both bathrooms with floor to ceiling tiles and dual vanities \* Ducted reverse cycle air-conditioning \* Double garage with auto panel lift door, interior access to the home and storage cupboard \* Perfectly positioned in a fabulous lifestyle location \* 6.6kw solar panels with Fronius inverter Centrally located within easy reach of all desirable facilities. Greenacres Reserve is just around the corner with its open spaces, tennis courts, sporting clubs, barbeque area, exercise equipment, basketball ring and playground, perfect for the younger family and a great place for your daily exercise. Local schools include Hampstead Primary, St Martin's Catholic Primary, Enfield Primary, Hillcrest Primary, Our Lady of the Sacred Heart College, Cedar College and Heritage College. The zoned high school is Roma Mitchell Secondary College. Northgate Plaza & Greenacres Shopping Centre will both provide an outstanding shopping experience with modern amenities and a family friendly atmosphere and public transport is only a short walk away on Hampstead Road. For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 637. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. **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. RLA 326547