

**16 Griffin Place, Wynn Vale, SA, 5127**

**Sold House**

Monday, 26 June 2023



16 Griffin Place, Wynn Vale, SA, 5127

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Large Family Home Surrounded by Parklands

Beautifully maintained with recent updates this great sized family home sits on approximately 500sqm with a reserve right next door and a further reserve 100m up the street.

From the moment you walk through the door you know this home is special with its extra wide entrance hall setting the tone for the rest of the property. To the right as you walk in you have an extra-large formal living/lounge room with wall mounted heater. Directly opposite is the equally large master suite with walk in robe and sizeable ensuite which has had updated tiling, vanity and shower.

Making your way through the home you open up into the light filled second living/dining space with wall mounted gas heater and sliding door to the outdoor entertaining area. Adjacent this space is the separate meals area and large chef's kitchen. The kitchen features updated counter tops and splashback, wall mounted oven and grill, 4 burner gas cooktop, a large corner pantry and plenty of counter space and storage.

The rear of the home is as equally impressive as the rest with a second bedroom you would mistake as a master suite being so large with built in robes and overlooking the rear garden. There is a third and final bedroom which is of a good size with both bedrooms being serviced by the main bathroom with updated floor tiles, vanity and shower.

Not to be outdone by inside, outside is fully paved with three distinct areas. There is a large paved outdoor area running along the rear of the home, a second paved side sitting area with internal access to the meals/kitchen area and the outdoor, undercover alfresco on the other side with internal access to the second living space.

While being located at the end of a quiet cul-de-sac there is plenty of parking with room for two cars in the drive and a further 2 cars in the under main roof double garage. The double garage as with the rest of the home is extra-large with room for a workshop and enough space to comfortably walk around the cars.

Other features of the home include:

- Ducted reverse cycle heating and cooling throughout
- Wall mounted gas heater in the meals/dining space with a second heater in the front living room
- Ceiling fans to all bedrooms and living spaces
- Carpet to the living areas and bedroom 1 with floating floors and tiles throughout the rest
- Higher than normal ceiling height throughout the rear of the home and front lounge
- Roller doors to the garage along with its own entrance
- Fully fenced and private gardens

Lastly the location is superb for any buyers needs being located within a 10 minute walk to The Grove Shopping Centre, across the road from Pedare Christian College, Gleeson College, Golden Grove High School just to name a few, public transport practically on your doorstep and all within a 35 minute drive to the CBD.

Contact Nathan Gherghetta on 0498 881 119 or Chloe Hennegriff on 0428 209 584 to secure your opportunity to view this remarkable home.

Year Built / 1991 (approx)

Land Size / 500sqm (approx)

Zoning / GN - General Neighbourhood

Local Council / Tea Tree Gully

Council Rates / \$1,943.27pa (approx)

Water Rates (excluding Usage) / \$666.76pa (approx)

ES Levy / \$137.10pa (approx)

Rental Appraisal /

Title / Torrens Title

Easements / Subject to service easement over the land marked E & F for Sewerage & Drainage

Internal Living / 178sqm (approx)

Total Building / 249sqm (approx)

Construction / Solid Brick

Gas / Connected

Sewerage / Mains