

**17 Pfitzner Place, Greenwith, SA 5125**



**House For Sale**

Tuesday, 19 March 2024

17 Pfitzner Place, Greenwith, SA 5125

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



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**\$725,000-\$735,000**

A leisurely stroll from a child-friendly playground at a leafy local park and a short drive from waterside wanders through Cobbler Creek Recreation Park, this three-bedroom brick lowset is one of those heavenly homes that are genuinely family-friendly - boasting multiple formal and casual interior living spaces separated by a high-functioning kitchen, with shady alfresco spots for outdoor entertaining. Conveniently accessible from the secure double garage and front porch, a traditional foyer makes a welcoming entrance and provides the first glimpse of sumptuous, polished timber floors that span the kitchen and its adjacent family living area. First up though, a carpeted lounge and dining room awaits, extending through a slider onto a shady side pergola. This formal entertaining space can be closed off from the rest of the house, but still easily serviced by the cook's kitchen next door - well-equipped with a walk-in pantry, gas cooker, a wall-mounted oven, dual sink with draining boards either side, and a handy servery into the family room. Carpeted accommodations are positioned to optimise privacy to the rear master suite, overlooking another alfresco pergola and enjoying both a generous walk-in robe and ensuite. A second bathroom with a bath and shower area separate to a private WC and open vanity sits between two more bedrooms - both with built-in clothes storage and one with a desk set-up. While only 25km to the city and easily connected via the O-Bahn, Greenwith gloriously feels light years away. Here in the foothills, leafy green spaces abound, with Reuben Park playground only 650m from this property and nature hikes around Cobbler Creek reached with a short drive. Zoned schools are also easily accessible in under 8 minutes by car, while friendly local shopping centres are a sub-5 drive for everyday grocery items, or it's 15 to Tea Tree Plaza for fashion, films and food.

**FEATURES WE LOVE**

- Family-friendly, entertainer's floorplan that allows the combined formal lounge and dining rooms to be completely closed off from the kitchen and family living areas next door
- Space-savvy walk-in corner pantry caters to a cook's kitchen with a gas cooker and draining boards either side of a twin sink
- Sumptuous, polished timber floors through the kitchen, family living and front foyer; carpet for comfort in the lounge, dining room, and bedrooms
- Two bedrooms with built-in robes and shared use of a central main bathroom; a larger master retreat at the rear with a private ensuite and roomy walk-in closet
- Slider access from the dining room onto a shady side pergola, with the family room extending out to a second alfresco pergola overlooking the yard
- Dedicated laundry room with external access
- Double garage with roller door entry (one auto) and access to the main house and backyard

**LOCATION**

- Only 650m to the nearest park or a 15-minute wander to sporting fields at Greenwith Oval
- Get your nature fix with a 7-minute drive to Cobbler Creek Recreation Park for shady walking and bike trails, waterside picnics, and playgrounds
- 12-minute walk to Golden Grove Rd bus stop for reliable city commutes (via the O-Bahn)
- Popular school zoning: 2-minute drive to Greenwith Primary School or 8 to Golden Grove High
- Shop local at Highland Village or take the 15-minute car trip to Tea Tree Plaza for a huge range of specialty retail stores, a night at the movies, or a tasty weeknight feed

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Tea Tree Gully Zone | GN - General Neighbourhood \\ Land | 375sqm (Approx.) House | 219.4sqm (Approx.) Built | 1995 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa