

**17A Park Terrace, Enfield, SA 5085**



**Sold House**

Thursday, 19 October 2023

17A Park Terrace, Enfield, SA 5085

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 343 m2**

**Type: House**



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**\$682,000**

Perfectly positioned just around the corner from a sweeping reserve with tennis courts, gazebo and playground, just a short walk to the community amenities of St Albans Reserve, this comfortable courtyard residence will provide an ideal contemporary lifestyle, perfect for growing families, downscalers or investors looking for success. The home features open plan living, 3 generous bedrooms, oversize single garage and sweeping outdoor entertaining across a clever, modern design, all situated in an ideal lifestyle location. A large combined family/dining room provides great spot for your everyday relaxation, a stunning modern kitchen overlooks and sliding doors provide seamless access to outdoor entertaining. Cook in contemporary comfort with stainless steel appliances, tiled splash backs, stone look bench tops, wide breakfast bar, double sink and crisp modern cabinetry. Step outdoors and relax alfresco style under a full width paved pergola, adjacent a generous low maintenance rear yard and completed by pulldown café blinds, enabling year-round usage. A clever side yard offers a space to grow some veggies and a handy garden shed. All 3 bedrooms are generous in size and all with robe amenities, plantation shutters and quality carpets. The master bedroom features ceiling fan, walk-in robe and ensuite bathroom. A clever 3 way bathroom with separate toilet and wide open vanity will easily cater for those busy school and work mornings, while a walk-through laundry with exterior access completes the utilities. An oversize single garage with auto roller door and rear access roller door will provide secure accommodation for the family car and a little extra valuable storage or workshop space. 12 solar panels will ensure your energy bills are always low while ducted heating and cooling offer year-round comfort. Briefly: \* Nearby local reserves, sporting facilities and playgrounds \* Generous open plan family/dining room with kitchen overlooking \* Kitchen features stainless steel appliances, tiled splash backs, stone look bench tops, wide breakfast bar, double sink and crisp modern cabinetry \* Full width rear alfresco entertaining pergola with ceiling fan and pulldown café blinds \* 3 spacious bedrooms, all double bed capable, all with quality carpets and plantation shutters \* Bedroom 1 with walk-in robe and ensuite bathroom \* Bedrooms 2 & 3 with built-in robes \* Clever 3 way bathroom with separate toilet and wide open vanity \* Walk-through laundry with exterior access \* Oversize single garage with auto roller door, workshop or storage space and rear access roller door \* Handy side courtyard with vegetable planters and garden shed \* Ducted heating and cooling Ideally situated close to all amenities including schools, parks and transport. There is a reserve directly across the road with sporting and entertainment facilities including tennis courts, a gazebo and playground, perfect for your exercise and leisure. St Gabriel's School is a short walk away, with Enfield Primary, Our Lady of the Sacred Heart, Prospect North Primary and Northfield Primary Schools within easy reach for the young family. Roma Mitchell Secondary College is the zoned high school. Main North Road is easily accessible for public transport and shopping is at your doorstep, with Northpark, Northgate and Greenacres Shopping Centres in the local area, along with the Churchill Centre, just down the road. Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. RLA 322799 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 | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood \ Land | 343sqm (Approx.) House | 179sqm (Approx.) Built | 2009 Council Rates | \$1164 pa Water | \$250 pqESL | \$285 pa