

19 Bowen Road, Tea Tree Gully, SA 5091

HARRIS

House For Sale

Thursday, 9 November 2023

19 Bowen Road, Tea Tree Gully, SA 5091

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 826 m2

Type: House



Andrew Farnworth
0433963977



Matt Ashford
0497449525

\$800k

Andrew Farnworth and Harris Real Estate invite you to embrace the serene beauty of nature at 19 Bowen Road, Tea Tree Gully, where you'll find a haven among the gum trees. This remarkable property, nestled in the peaceful Tea Tree Gully neighbourhood, is a nature lover's dream, with regular visits from kangaroos and koalas adding to the charm. The home itself is a spacious 4-bedroom gem, boasting two separate living areas for your family's comfort and convenience. The modern rendered facade adds a touch of contemporary elegance to the property as you make your way inside. The heart of the home is the fully renovated kitchen, complete with built-in appliances, catering to your culinary needs. Stainless steel gas cooktop, oven, rangehood dishwasher, puratap, double sink, and abundant bench and cabinet space is sure to impress the chef of the home. Polished concrete floors throughout offer style and practicality, creating a seamless flow from room to room where you can decide to relax in either the family room or the separate lounge. The spacious master bedroom is equipped with a his and hers mirrored built-in robe, providing ample storage space. Ceiling fans in 3 of the bedrooms enhance the living experience, keeping you cool and comfortable year-round. While the sleeping wing also shares convenient access to the bathroom with separate toilet to keep your busy mornings running smoothly. The fourth bedroom is separated making it ideal as a home office or potentially for a family member wanting their own space. Step outside to a magnificent undercover pitched pergola/entertaining area, perfect for hosting gatherings and enjoying the outdoors. A beautiful lawn, sunken fire pit area, second pergola and multiple gardens sheds complete this backyard oasis with native backdrop. Lastly, thanks to full backyard fencing, allowing your furry friends to roam freely. A secure garage with an automatic roller door ensures hassle-free parking and additional storage space. Other great features include:-
A new gas space heater provides comfort during the cooler months while ducted evaporative cooling will help in summer.
NBN connectivity keeps you connected to the world.
Laundry with built in cabinetry and a second toilet for added convenience.
LED downlights are thoughtfully placed throughout the home, ensuring well-lit living spaces.
The property features tinted windows to the front, enhancing privacy and energy efficiency.
The roof has been restored, ensuring durability and protection. Tea Tree Gully, nestled in the quiet foothills, offers a convenient lifestyle with the St Agnes Shopping Center, Anstey's Hill Recreation Park, Tea Tree Plaza, the O-Bahn, and Modbury Hospital, all within a 5-minute drive. With Angove Conservation Park as your neighbor, it feels just like your own. Additionally, note that the septic system is being converted to mains in January 2024 by TTG council, adding further value to this exceptional property. Don't miss this opportunity to own a tranquil and spacious family home in the sought-after Tea Tree Gully area. Contact Andrew Farnworth today to schedule a viewing and experience the beauty and convenience of 19 Bowen Road living. Specifications: CT / 5083/163 Council / Tea Tree Gully Zoning / GN Built / 1975 Land / 826m² Frontage / 18.29m Council Rates / \$pa Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / \$630 - \$680 per week / Written rental assessment can be provided upon request Nearby Schools / Tea Tree Gully P.S, St Agnes School P-6, Ridgehaven P.S, Banksia Park School, R-6, Banksia Park International H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409