

**19 Gully Drive, Gulfview Heights, SA 5096**

**HARRIS**

**Sold House**

Saturday, 12 August 2023

19 Gully Drive, Gulfview Heights, SA 5096

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Matt Ashford  
0497449525

**\$971,500**

Andrew Farnworth and Harris Real Estate present the epitome of refined living at 19 Gully Drive Gulfview Heights, where luxury and space converge in perfect harmony. This immaculate residence presents an exceptional opportunity for those seeking a home that exudes elegance and boasts not one, not two, but three distinct internal living spaces along with 3 separate outdoor areas. Whether you're a growing family in need of room to move, an entertainer at heart, or an astute investor looking to capitalize on premium living, this home caters to your every desire and more. Upon arrival, be impressed by the double garage with automatic roller door entry ensuring secure and convenient parking. The double door entry with tri-lock security doors offers peace of mind while the 2.7m ceilings that open up to 3m create an aura of grandeur befitting of this beautiful home. At the front you'll find the formal lounge behind bi-fold doors providing an elegant touch and providing privacy when required. The master bedroom is a luxurious retreat, complete with a bay window, walk-in robe, and an ensuite adorned with floor-to-ceiling tiles, a spa bath, and heat lamps for a touch of indulgence. The heart of the home lies in the enormous open plan kitchen, meals, and family room, where floating floors add a touch of sophistication. The kitchen is a chef's dream, equipped with stainless steel appliances including an oven, gas cooktop, and rangehood. Additional features include a double sink, walk-in pantry, double fridge alcove, overhead cabinetry, and a convenient breakfast bar. The kitchen overlooks a delightful courtyard patio area with a raised garden bed, creating the perfect setting for outdoor dining and relaxation. Entertaining is effortless with the adjoining formal dining area providing seamless access to the rumpus that offers swimming pool views. The rumpus room features a bar providing an excellent space for hosting gatherings and creating lasting memories with family and friends. The sleeping wing of the home at the rear contains three large bedrooms, two of which have mirrored built-in robes and ceiling fans providing ample storage and comfort. The fully updated 3-way bathroom boasts dual vanities and heat lamps ensuring convenience and luxury for all. A fifth bedroom is positioned on its own making it a great guest room or home office while the laundry completes the interior of the home with built in cabinetry, trough and bench space. It keeps getting better with the pitched verandah entertaining area that provides incredible sunset views all the way over the Adelaide Plains to the Gulf. With lights and blinds this is a year-round entertaining option and is positioned perfectly between the solar heated in-ground pool and the lower-level lawn area where your kids and pets can play. A garden shed provides you with room to put your tools although you won't need many with this low maintenance garden. Other great features include: - Alarm system for your peace of mind. - Side gate access alongside the garage perfect for a trailer or additional vehicles. - Abundant storage options throughout the home for all of your belongings. On a quiet court with minimal traffic, you're in an absolutely incredible location to call home. Find yourself just moments away from public parks, reserves, walking trails and playgrounds including Cobbler Creek and Peppermint Grove. Gulfview Heights Primary School is just a short walk away while a further walk will have you at Kings Baptist Grammar School. Your dining and shopping options are guaranteed by close proximity to Saints Shopping Centre and The Grove Shopping Centre while public transport is close by providing easy access to Adelaide CBD. This is truly a home that has it all and is ready for its next family. For further information please contact Andrew Farnworth. Specifications: CT / 5503/120 Council / Salisbury Zoning / HNBuilt / 1999 Land / 1012m<sup>2</sup> Council Rates / \$2900pa Emergency Services Levy / \$180pa SA Water / \$400pq Estimated rental assessment: \$630 - \$650 p/w (Written rental assessment can be provided upon request) Nearby Schools / Madison Park School, Gulfview Heights P.S, Keller Road P.S, Para Hills West P.S, Brahma Lodge P.S, Salisbury East 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