

19 Shephard Court, Novar Gardens, SA 5040



House For Sale

Tuesday, 14 November 2023

19 Shephard Court, Novar Gardens, SA 5040

Bedrooms: 3

Bathrooms: 2

Type: House



Bronwyn Drabsch

Auction Sat 2nd December at 11am

Situated in a quiet, family-friendly street, this is perfect for the growing family looking to get into this increasingly popular location. Offering a flexible layout and a lovely blend of living areas including a huge all-weather entertaining area that overlooks, and opens to the rear yard via bifolding French doors, perfect for large get-togethers with family and friends. The kitchen is sure to please the fussiest of chefs and comes complete with a 900mm wide gas cooker, time-saving dishwasher, huge central island with built-in table plus a corner pantry and second large pantry ensuring you have plenty of storage. There are also feature lights above the island plus additional lights under the overhead cupboards. The laundry is located adjacent to the kitchen and also has plenty of storage and bench space. The main bedroom suite features a large walk-in robe plus a huge ensuite bathroom with corner spa, ideal to relax and unwind after a long day of work. There is also a huge second bedroom that could alternatively be an extra living space, a third bedroom with built in robes and a study/home office with built in desks and storage, perfect for those working from home. Additional features include

- Parquet flooring to the kitchen/living area, polished floors to the second bedroom and new carpets to the main and third bedrooms
- Ducted evaporative cooling, gas heating plus reverse-cycle air conditioner to the second bedroom
- Wall mounted television with built in entertainment unit
- Alarm system
- Brick, wood fired pizza oven
- Front facade recently rendered and painted
- Roof recently painted
- Circular driveway providing lots of off-street parking

Located less than 2km to Immanuel College and close to other great public and private schools. You are less than 1km to the local Novar Gardens shopping centre with easy access to several other larger shopping centres and retail precincts, including Jetty Road Glenelg which is only 4km away. You are also only 8km into the CBD and close to several sporting facilities, including the Glenelg Golf Club (which is over your back fence). Talk about convenient! Take a look - you will love it!

RATES AND FEES: Council rates: \$1,710.25 per annum
SA Water - water rates: \$74.20 per quarter
SA Water - sewer rates: \$128.94 per quarter
Emergency Services Levy: \$177.00 per annum

OTHER INFORMATION: Council: City of West Torrens
Zoning: Suburban Neighbourhood
Year Built: 1975
Land size: 679m² (19.4m x 35.0m)

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. To assist you with your research on the property's market value we can provide you with the recent sales for homes in the area. Please contact the agent and we can forward these to you. The vendor's statement can be provided to you via email or can be viewed at the agent's office in the three days preceding the auction (please contact the agent to arrange a time to view the document). The vendor statement will also be available for viewing at the property on auction day for 30 minutes before the auction begins. Whilst we try our absolute best to obtain the correct information for this advertisement, the accuracy of this information cannot be guaranteed, and all interested parties should view the property and seek their own independent advice.

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