

# 2/1-3 Wentworth Court, Golden Grove, SA 5125

## Townhouse For Sale

Saturday, 2 December 2023

2/1-3 Wentworth Court, Golden Grove, SA 5125

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 115 m2**

**Type: Townhouse**



Ryan Smith  
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**\$399,000-\$438,000**

**\*\*Please note: At vendors request we will not be holding any private viewings prior to the first open inspection on the 9th of December 2023 at 1:00PM. Thank you for your understanding.\*\*** Step into an exclusive opportunity to secure a nicely presented 3-bedroom strata titled home in the desirable suburb of Golden Grove! Nestled in a quiet corner of townhouses, this contemporary residence beckons you into a world of classic elegance, featuring one spacious living area that effortlessly blends style with functionality. Immerse yourself in a lifestyle of comfort with the allure of an updated kitchen, equipped with the latest appliances, complemented by the seamless charm of floating flooring and a secluded private courtyard. This residence is not just a home it's a statement. Tailored for those considering purchasing their first home without compromise, a strategic investment venture, or simply an embrace of contemporary living at its finest, this property is the essence of a well-rounded lifestyle. Dive into the heart of this haven, where diversity and living space take centre stage. The front lounge welcomes you with open arms, creating a distinct separation from the open-plan dining and kitchen area. The dining room elevates the experience with a contemporary glass atrium boasting natural light through the home, casting a radiance that captivates every season. Upstairs, you'll find the master bedroom, a retreat of comfort with a balcony overlooking the green reserve. This spacious room features a built-in cupboard with a mirror while the two other additional bedrooms both have plush carpet and ceiling fans. The expansive bathroom that services these bedrooms is equipped with a toilet, shower, bath, and vanity with storage. The outdoor courtyard is perfect for entertaining and spending time with family and friends. The addition of a garden bed is suitable for people who enjoy gardening. Conveniently situated amidst a backdrop of recreational, educational, and shopping facilities. The strong demand for homes in Golden Grove makes this property a rare find. Don't hesitate to seize the opportunity to make this beautiful property your own.

**ENTRY/HALLWAY:** • Floating floorboards • Spot lighting • Stairs to the hallway  
**LIVING AREA:** • Floating floorboards throughout • Ceiling fan with light • Bay window with blinds  
**DINING AREA:** • Double glass door access to the courtyard from the dining area • Spotlights • Glass atrium  
**KITCHEN:** • Floating floorboards • Electric oven • Stainless steel 4-burner gas cooktop • Stainless steel range hood • Walk-in pantry with shelving • Single sink with mixer and filter tap • Tiled splashback • Fridge provision • Spot lighting  
**MASTER BEDROOM:** • French doors to juliet balcony • Built-in robe with mirror • Carpeting • Curtains • Ceiling fan with light  
**OTHER BEDROOMS:** • Carpeting • Ceiling fans with light • Venetian blinds and curtains to beds 2 and 3  
**MAIN BATHROOM:** • Floor and half-wall tiles • Shower & bathtub • Glass shower screen • Vanity with cupboard storage • Heat lamp • LED downlights • Built-in towel rack • Second toilet downstairs  
**CLIMATE CONTROL:** • Ducted reverse cycle air conditioning  
**HOT WATER SYSTEM:** • Instant gas hot water system  
**RESIDENCE CONSTRUCTION:** • Brick Veneer construction • Tiled roofing  
**OUTDOOR ENTERTAINING:** • Paved courtyard  
**LANDSCAPING:** • Paved courtyard • Retained raised garden with established trees • Established plants and trees to front • Gate access to back  
**STORAGE:** • Single garage with roller door • Storage cupboard to the upstairs hallway • Storage under stairs  
**POWER, VISION & INTERNET:** • NBN Available • Foxtel connection living room