

21 Emperor Avenue, Golden Grove, SA 5125

HARRIS

Sold House

Wednesday, 4 October 2023

21 Emperor Avenue, Golden Grove, SA 5125

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 337 m2

Type: House



Stephen Legierski

\$625,000

Stephen Legierski and Harris Real Estate, proudly introduce this splendid 3-bedroom, 1-bathroom bluestone villa, poised to provide a tranquil haven. Situated in the heart of one of South Australia's most coveted neighbourhoods, this property offers the perfect blend of modern comfort and serene suburban living. Upon entering, you'll be welcomed by spacious, sunlit rooms with tasteful decor and ample living space. The open-concept layout effortlessly connects the living, dining, and kitchen areas, creating an inviting atmosphere for family gatherings and entertaining guests. This villa is not just a home; it is a lifestyle upgrade. Enjoy the warm South Australian climate within your private backyard, ideal for hosting BBQs, cultivating a garden, or simply soaking in the sunshine. Featuring three generously sized bedrooms with built-in robes, including an ensuite-style three-way bathroom attached to the master suite, there is ample room for a growing family, a home office. This modern family residence is nestled on a generous allotment of approximately 338sqm, enjoying a prime location that provides convenient access to all the amenities and attractions of Golden Grove and its neighboring suburbs. This highly sought-after location is just a brief walk from Cobbler Creek East Reserve, Martindale Reserve, Lemon Gum Reserve and the lake, public transportation, schools, childcare facilities, and The Stables Shopping Centre. It offers easy access to The Packing Shed & Highland Shopping Centres, The Village Shopping Centre (The Grove), Golden Grove Recreation Centre, State Swim Golden Grove, Goldfields Reserve, Golden Grove Skate Park, Cobbler Creek walking trails, Golden Grove Football and Cricket Clubs. Features that make this home special:- Ducted evaporative air conditioning- Gas heating in the living- On trend laminate flooring- Three-way bathroom- Rejuvenated kitchen- Built in robes in all bedrooms- 8 Solar panels- Low maintenance gardens- Single garage under the main roof Call Stephen Legierski on 0424 888 811 for more information now! Specifications: CT / 5077/949 Council / Tea Tree Gully Zoning / General Neighbourhood Built / 1993 Land / 337m² Council Rates / \$1,646.80pa Emergency Services Levy / \$128.60pa SA Water / \$79.82pa Estimated rental assessment / \$500 - \$540 per week / Written rental assessment can be provided upon request Nearby Schools / Golden Grove P.S, Surrey Downs P.S, Fairview Park P.S, Golden Grove 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