

**22 Browning Street, Tea Tree Gully, SA 5091**

**House For Sale**

Wednesday, 27 March 2024



22 Browning Street, Tea Tree Gully, SA 5091

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 434 m2**

**Type: House**



Sam Doman



Robert Slenics  
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**\$875,000**

This gorgeous modern home was custom built in 2018 with absolute fabulous features. Situated in a great location! Nestled within the sought-after locale of Tea Tree Gully, 22 Browning Street beckons with its contemporary charm and great design. This bespoke abode is a testament to modern living, boasting a masterful blend of luxury and functionality. Step inside to discover a haven of comfort and style. The master bedroom exudes elegance with its walk-in robe and ensuite, offering a private sanctuary away from the hustle and bustle of daily life. A generously proportioned second bedroom awaits, complete with built-in robes, while a third and fourth bedroom provide ample storage with built-in robes and space for rest and relaxation. Entertain in style within the expansive open-plan living area, where natural light floods the space, creating an inviting ambiance for gatherings with loved ones. The kitchen stands as a masterpiece, featuring stone benchtops, top-of-the-line appliances and sleek finishes. Outside, a decked entertaining area, providing the perfect setting for alfresco dining. Two small garden sheds offer additional storage solutions, while the low-maintenance gardens ensure effortless upkeep. Indulge in the ultimate comfort with reverse cycle heating and cooling throughout, ensuring year-round climate control. Features of the home;

- Master bedroom with walk in robe, ensuite & ceiling fan
- Bedroom two is double sized with BIR & ceiling fan
- Bedrooms 3 & 4 are of good size with BIR's
- Large open plan living boasting a gas log look alike heater
- Kitchen is simply stunning with dishwasher and a 900mm gas cooktop
- Laundry is super functional offering loads of room and built in storage
- Lovely outdoor entertaining with decking and ceiling fan
- Easy care gardens
- Ducted reverse cycle air conditioning

Conveniently located, 22 Browning Street is just a stone's throw away from a host of amenities, including a 7 minute drive to Westfield Tea Tree Plaza Shopping Centre, Cinemas, & Cafes, 4 minutes to St. Agnes Shopping Centre, and short walking distance to The Gully Hotel. With easy access to public transport, everything you need is within reach. Currently tenanted at \$720 per week until 7/12/24 with a possibility for the tenant to vacate earlier. **DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 292129