

**23A Whysall Road, Greenacres, SA 5086**

ALL ADELAIDE

**House For Sale**

Tuesday, 14 May 2024

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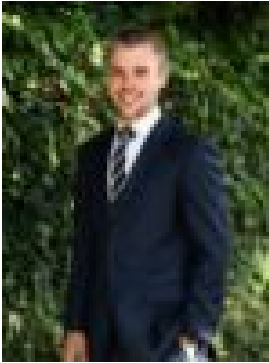
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 305 m2**

**Type: House**



Ben Krieg

0882663100

## **Auction On Site: Saturday 1st of June at 4:30pm**

Perfectly positioned in a peaceful, family friendly location, just a short walk to Greenacres Shopping Centre and within easy reach of local public transport, this exciting courtyard residence features open plan living, ample outdoor entertaining, generous yard space, single lock-up garage and 3 spacious bedrooms across a delightful modern design. Home buyers wishing to enter the market and investors who desire success will both be impressed by this affordable offering. Sleek floating floors, fresh neutral tones and quality window treatments create a dignified ambience that flows effortlessly throughout the home. A generous combined living/dining room and adjacent modern kitchen combine to create a welcoming every day casual space, perfect for your daily recreation. Cook in contemporary comfort with stone look bench tops, raised breakfast bar, double sink, corner pantry and modern appliances. Step outdoors and relax alfresco style under a generous paved pergola. Sit back and enjoy the ambience of a spacious, low maintenance rear yard where established border gardens, rainwater tank and handy tool shed feature. All 3 bedrooms are well proportioned, all featuring fresh quality carpets. The master bedroom offers a walk-in robe and ensuite bathroom. Bedroom 2 is fitted with a built-in robe. A bright main bathroom with separate bath and shower, separate toilet and walk-through laundry complete a value packed interior. A single garage with auto roller door will provide secure accommodation for the family car, while ducted evaporative cooling ensures your year-round comfort. A desirable and attractive family home, perfect for younger buyers, investors or downscalers. Briefly: \* Inviting courtyard home in desirable, family friendly location \* Walk to Greenacres Shopping Centre and local public transport \* 3 spacious bedrooms across a generous open plan design \* Sleek floating floors, fresh neutral tones and quality window treatments \* Generous open plan living/dining room with kitchen adjacent \* Kitchen featuring stone look bench tops, raised breakfast bar, double sink, corner pantry and modern appliances \* Sliding door from family room to alfresco entertaining area \* Generous gabled pergola over paved patio, overlooking established rear yard \* Rear yard with garden shed and rainwater tank \* All 3 bedrooms are well proportioned, all with quality carpets \* Bedroom 1 with walk-in robe and ensuite bathroom \* Bedroom 2 with built-in robe \* Bright main bathroom with separate bath and shower \* Separate toilet \* Walk-through laundry with exterior access \* Single lock-up garage with auto roller door and interior access to the home \* Ducted evaporative cooling and gas space heater \* Convenient low maintenance allotment Local unzoned primary schools include Hillcrest Primary School, Hampstead Primary & Avenues College Beatty Avenue Campus. The zoned high school is Roma Mitchell Secondary College. Quality private schooling in the local area can be found St Martins Primary, St Pius X School, Cedar College and Heritage College. Enjoy the convenience of Greenacres Shopping Centre, just a short walk away, along with the modern amenities of Northgate Shopping Centre, just up the road. Public transport is a short walk to Fosters Road. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. 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. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.