

# 24 Rotz Court, Golden Grove, SA 5125



## Sold House

Thursday, 26 October 2023

24 Rotz Court, Golden Grove, SA 5125

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 423 m2

Type: House



Theo Mylonas  
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## Contact agent

Auction Location: on site Introducing a charming reproduction Bluestone Fronted Villa, nestled at the heart of this highly sought-after section of Golden Grove. This 3-bedroom, 2-bathroom residence, only moments from local shopping and schooling, is the perfect example of comfortable and convenient living. Step inside and be welcomed by the warm and cozy ambiance that this home exudes. The spacious living areas are perfect for family gatherings and relaxation. The open-plan design seamlessly connects the living and dining areas, creating a versatile space for everyday living and entertaining. This home's location is a dream come true for those who love convenience and the great outdoors. Situated just a mere 600 metres from Golden Grove Village, you'll have an array of shops, cafes, and essential services at your fingertips. Plus, with walking trails and playgrounds a mere 300 metres away, nature lovers and families will revel in the outdoor opportunities right on your doorstep. Suited perfectly for the first home buyers or young families with the space required to just move in and enjoy. On the other side, those retirees looking for an easy floor plan and the convenience of being on one level and solar panels with battery back up. Finally, those investors looking to purchase a home that will attract a good rental return. Don't miss your chance to make it yours! AUCTION: Friday 10th November at 12:30pm (USP) - Contracted prior to auction CT: Volume 5114 Folio 101 Council: Tea Tree Gully Council Land Size: 423 square metres (approx) Year Built: 1993 (approx) To Pre-register for Auction or to make an offer if applicable <https://prop.ps/l/LMJkakOzJHeH> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Theo Mylonas and Benjamin Nightingale to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.