

25 Aurora Circuit, Greenwith, SA 5125

HARRIS

House For Sale

Friday, 29 December 2023

25 Aurora Circuit, Greenwith, SA 5125

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



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Contact Agent

Best Offers By 12pm Tuesday 9th January (unless sold prior) PLEASE NOTE - No viewings are possible prior to the advertised open on the 6th of January. Andrew Farnworth and Harris Real Estate are thrilled to present a home where timeless charm meets contemporary luxury. Lovingly renovated and meticulously maintained by its owners, this residence radiates warmth from the moment you arrive, nestled amidst beautifully landscaped gardens. Step into the formal lounge - a serene retreat thoughtfully designed for intimate gatherings and cherished moments with loved ones. The journey continues into a breathtaking, brand-new kitchen and meals area, seamlessly merging style with functionality. Revel in the culinary haven featuring a sleek island bench with an overhanging top, electric cooktop, oven, range hood, double sink, built-in pantry, and an abundance of cupboard and bench space - a true delight for the home chef. Adjacent, a secondary living space offers a versatile sanctuary - ideal for quiet reading sessions or a vibrant play area for the kids. The master bedroom at the front of the home epitomizes luxury, boasting an ensuite and a walk-in robe, ensuring comfort and convenience. At the home's rear, discover the additional bedrooms, thoughtfully positioned alongside a well-appointed bathroom and separate toilet - ensuring seamless mornings for the entire family. A newly designed laundry, abundant in cabinetry and bench space, enhances daily functionality. The outdoor oasis beckons with an exposed aggregate floored undercover entertaining area, complete with a built-in BBQ - an entertainer's dream! Adjacent, a stylish bar bench space overlooks a sunken firepit area, destined to be the centrepiece of countless gatherings. The expansive lawn area provides an ideal playground for children and pets alike. Further enhancing this property's appeal are:

- A double garage with roller door entry, offering secure off-road parking.
- Ducted reverse cycle air conditioning, ensuring year-round comfort.

Situated in the sought-after Greenwith locale, 25 Aurora Circuit offers a harmonious blend of sophistication and practicality. Find yourself just a stroll away from parks, walking trails, schools, shops and public transport for the complete living destination. Don't miss the chance to call this exquisite property home. Contact Andrew Farnworth for more information. Please note. Dishwasher in kitchen is not included in the sale. Specifications: CT / 5346/359 Council / Tea Tree Gully Zoning / GN Built / 1991 Land / 448m² Frontage / 14m Council Rates / \$1,707pa Emergency Services Levy / \$132pa SA Water / \$158pq Estimated rental assessment: \$550 - \$600 p/w (Written rental assessment can be provided upon request) Nearby Schools / Greenwith P.S, Surrey Downs 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 | 330069