

**2A Sutcliffe Road, Greenacres, SA 5086**



**House For Sale**

Friday, 1 March 2024

2A Sutcliffe Road, Greenacres, SA 5086

**Bedrooms: 3**

**Bathrooms: 2**

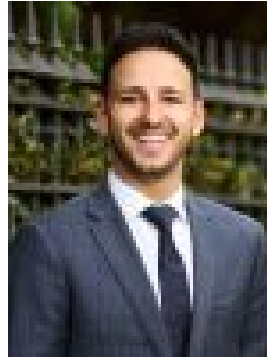
**Parkings: 2**

**Area: 342 m2**

**Type: House**



Lawrence Cocca  
0422918099



Stefan Siciliano  
0403171489

## AUCTION - Friday 15th March 6:45PM

Brought to life in 2020 by Lofty Builders, this single-story residence is a celebration of contemporary living, boasting all the modern amenities and comforts that define a home built for today's lifestyle. Inside, discover three well-appointed bedrooms, each featuring plush carpeting, with the master suite boasting a convenient walk-in robe, private ensuite and a ceiling fan to breeze through those warm summer nights. Bedroom two offers practicality with a built-in wardrobe, as does bedroom 3 with the addition of a ceiling fan. This home's flow is accentuated by two living areas, the first greeting you upon entry with a promise of cozy gatherings. Transition to the heart of the home and find an open plan kitchen and dining area, where culinary prowess and family time converge. The kitchen comes complete with a walk-in pantry, ample storage and pendant lighting that hovers above a breakfast bar setting the scene for peaceful mornings. A Smeg 5 burner cooktop and a rippled tiled splashback are not only functional but also add a dash of sophistication. Water resistant hybrid-flooring in the shared living spaces ensure durability and a seamless transition from one area to another, while granite tiles in the bathrooms and laundry echo the home's penchant for high-quality finishes. From here, step out to the tiled undercover alfresco area, an extension of the main roof that offers a modest outdoor entertaining space, complete with downlights. It spills onto a low maintenance backyard where a small lawn and garden await your inspiration. A total of 6 zones offering climate control is a breeze with premium slotted air vents in the ceiling and ducted reverse cycle air conditioning throughout, ensuring comfort in any season. Solar efficiency is top-notch, with 20 panels each generating 330 watts of power, reducing your carbon footprint and energy bills. (6.6kw) Security is paramount in this Greenacres gem, equipped with an alarm system and a secure front fence complete with an electric gate for vehicle access, ensuring both privacy and peace of mind. This home is a testament to quality construction and modern design that remains as fresh as the day it was completed. Embrace the opportunity to be the next resident of this flawless Greenacres abode, where every detail has been considered for easy, modern living. Additional Features: Every window is adorned with curtains, offering privacy and aesthetic appeal. A spacious double car garage provides ample room for vehicles and additional storage needs. Window splashback in the kitchen invites more natural light. Mirrors on all built in wardrobes. Kitchen is equipped with a built in BOSCH oven & BOSCH built in combi microwave/oven\* 20m frontage. Nearby schools include: St Martin's Catholic Primary School, Hamstead Primary School, Hillcrest Primary School, Cedar College, Our Lady of the Sacred Heart College, Roma Mitchell Secondary College, Marden Senior College. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.