

**3 Brogla Way, Hewett, SA 5118**

**House For Sale**

Friday, 26 April 2024



3 Brogla Way, Hewett, SA 5118

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 875 m2**

**Type: House**



Darren Pratt  
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Sheridan Huddy  
0435011267

## Online Auction | Unless Sold Prior

Team Pratt are proud to present 3 Brolga Way Hewett! Comprising four well sized bedrooms and two bathrooms, this delightful residence offers exclusive living in an established suburb. Designed for comfortable and spacious living, the home displays the ideal opportunity for the astute investor, upsizer, first home buyer and families alike! The lovely contemporary open planned kitchen, living and dining is equipped with quality appliances, plenty of natural lighting and a gas logged fire, perfect for cosy nights in. Situated on a generous 875 sqm corner block, enjoy the advantage of seamless indoor and outdoor entertaining creating an unparalleled experience for all, especially with the maintained backyard offering ample space for pets or children to play! Additional features of this property include a second driveway, plenty of shedding and ducted reverse air conditioning for year round comfort. Located in the sought after suburb of Hewett being walking distance away from local cafes, walking trails, playgrounds and schools, this property offers you location, simplicity and comfortability in one! We encourage you to register your interest to Darren Pratt on 0428 881 406 today!

Features:

- The generous entry welcomes you to this delightful home boasting a neutral colour palette and gorgeous tiles that flow all the way through to the open planned living
- The master bedroom is situated at the front of the home with walk in robe and ensuite providing plenty of privacy
- Bedrooms 2,3 and 4 all are well proportioned with bedrooms 3 and 4 both having built in robes
- Main bathroom with large bath, shower plus separate toilet, basin and linen
- Spacious walk in storage room perfect for aesthetic organisation just off the main entrance hall
- In the heart of the home lies the opened planned living, meals and kitchen
- The kitchen is an entertainers delight with an abundance of storage in the built in pantry and plentiful cupboards as well as bench space for preparation and additional dining
- Ducted reverse cycle heating and cooling along with scattered ceiling fans and gas log fire for year round comfort
- Newly upgraded gas hot water system
- 5.8kwatt solar system installed reducing ongoing living costs
- Two outdoor verandahs ideal for entertaining
- One of the entertaining areas is found just off the open planned living and is semi enclosed, the second area overlooks the lush grassed area perfect for kids and pets to play and easy to maintain with the installed sprinkler system
- Plenty of outdoor storage in the 6x6m powered concrete shed and double garage
- Secondary driveway provides additional storage for vehicles, boats and caravans.

More Info: Built - 1999 Land - 875 sqm (approx.) House - 192 sqm (approx.) Zoned - N - Neighbourhood Council - Light Rates - \$1,800 PA To register your interest please phone Sheridan Huddy on 0435 011 267 or Darren Pratt on 0428 881 406. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your inquiry and look forward to hearing from you.\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. 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. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 284373