

**3 Rix Court, Trott Park, SA 5158**



**House For Sale**

Monday, 29 April 2024

3 Rix Court, Trott Park, SA 5158

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 850 m2**

**Type: House**



Danielle Comer  
0431560402



Rachael Farror  
0883226111

**\$599k - \$649k**

Please phone Danielle Comer or Rachael Farror for viewing times. Open the front door and step into the inviting living area, where natural light pours in through large windows, highlighting the charming raked ceiling, exposed beams, and a rustic brick feature wall. Adjacent, the dining area seamlessly connects to the functional kitchen, with modern amenities including a dishwasher, electric cooktop, range hood, and an abundance of cupboard space. Just off the kitchen, discover the convenient separate laundry with external access, making housework a breeze. This home boasts three comfortable bedrooms, with bedrooms one and two offering built-in robes for ample storage. The renovated family bathroom features a separate toilet, perfect for those busy mornings when every minute counts. Step outside onto the verandah, where entertaining becomes effortless. Enjoy alfresco dining or simply unwind with a refreshing drink on a warm summer's night. Whilst the adults relax, the expansive grassed area found through a secret garden arch is ideal for kids and pets to play to their hearts' content. But the surprises don't end there! Explore further to discover a versatile workshop/garage with power connected and drive through access from the front, providing ample space for housing passion projects or indulging in a bit of tinkering. Attached to the garage is a small room, perfect for a home office or rumpus. Valuable added extras include: a single carport with roller door, ducted reverse cycle heating and cooling, secure roller shutters on all windows excluding the laundry/toilet/bathroom, gas instantaneous hot water, NBN connection available to the area, and a pop-up watering system at the front. All of this sits on a generous 805 square meter block, offering plenty of room for your family to grow and thrive. Don't miss the opportunity to make this your forever home in the much loved family neighbourhood of Trott Park! All floorplans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. Magain Real Estate Happy Valley RLA | 222182