

# 3 Tamlyn Court, Greenwith, SA 5125

## House For Sale

Tuesday, 23 April 2024

3 Tamlyn Court, Greenwith, SA 5125

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 333 m2

Type: House



Jarrad Watkins  
0401517711



Mark Lands  
0402209563

**\$590,000 - \$640,000**

On offer is this beautifully maintained, courtyard home which is positioned in the highly desirable location of Greenwith and presents exceptionally well in the current market. Featuring three bedrooms, a light filled living room with a beautiful bay window as well as an attractive, outdoor entertaining area, this home is sure to impress. Delightfully nestled down a quiet court, this great home is located in a wonderful, family-friendly location and is bound to provide you with a lifestyle of convenience. Close by you will find a variety of gorgeous parks and reserves including the popular Cobblers Creek Recreation Park, Target Hill Road Playground and Goldenfields Reserve, allowing you to embrace the outdoors. Your local Foodland is just up the road to cater for your weekly groceries and The Grove Shopping Centre is only a short drive away for further shopping, dining and entertainment options. More to love: > Upon entrance to the home, you are greeted by a lovely, light filled living room which features a beautiful bay window and plenty of room to relax and wind down with loved ones. > Three bedrooms with a built-in robe and ceiling fan to bedroom one. > Step further through the home and you will encounter an inviting open plan living, kitchen and dining area which connect seamlessly to the backyard entertaining area, perfect for hosting family and friends all year round. > The pristine kitchen features a gas cooktop, a dishwasher, ample cabinetry, a split system air conditioner and is complete with convenient breakfast bar seating. > Step outside to the low maintenance backyard where you will find an undercover entertaining area with gorgeous exposed aggregate, providing you with space to enjoy dining outdoors. > Ducted evaporative cooling throughout. > Single carport.

Details: Certificate of Title | 5121 / 400 Title | Torrens Title Year Built | 1993 Land Size | 333 sqm approx Frontage | 10 meters approx Cooktop | Gas Council | City of Tea Tree Gully Council Rates | \$382.42 pq Water Rates | \$153.70 pq All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.