

# 31 Bayley Circuit, Trott Park, SA 5158

## Sold House

Tuesday, 9 January 2024

31 Bayley Circuit, Trott Park, SA 5158

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 495 m2**

**Type: House**



Dale Gray  
0423777873



Kat Szatkowska  
0401151304

## Contact agent

**\*\*OPEN CANCELLED - OFFER ACCEPTED\*\*** Offers Close We, 17th Jan - 2pm (usp) Designed and built as a flagship display home in 2012, this effortlessly elegant home was built with all the style and class expected of a "Jewel in the Crown". Meticulously maintained, it has been up spec'd around every corner. The quality home offers a flexible floor plan coupled with low maintenance lifestyle at the fore. Things we love: • Street appeal that says "quality" and "must have" remote access side by side garaging under main roof for two cars including further offroad parking. • The inviting entrance creates a sense of welcome and is flanked by the large theatre/reception room. Picture windows set the tone of the elevation over the district and distant views to the ranges. • Tiled flooring adorns the high traffic areas of the home – ideal for low maintenance and durable for the long term. • Maximising the use of space, a study nook with hot desk benching is ideal for homework and home administration. • The well considered floorplan uses the subtlety of the split levels to define the adult space from the hub of the home, and further the separated children's quarters. • The focal point of the home is undoubtedly the open plan living, dining and kitchen. With exceptional natural lighting and double doors onto the all-weather outdoor entertaining, hosting will be a breeze. • The chef's kitchen caters for the novice through to the executive chef. Stainless steel appliances, stone bench tops and soft close doors, mean that the pleasure will literally be all yours. • The generous master suite offers walk-in robe and ensuite. Purpose built bedside tables have been crafted to match existing stone benchtops and cabinetry and will be included in the sale. • All bedrooms are carpeted for underfoot comfort with bed 2 and 3 also finished with all important robes. • The children's zone is serviced by an ever popular and three-way bathroom, incl separate bath and shower. • Ducted reverse cycle air conditioning for year-round comfort. • Large laundry with external access. • Fully established, automatically irrigated and landscaped grounds • 6 Kw solar system with 12.4Kw SUNGROW usable battery storage If there was ever a time to secure a well thought out, quality proposition, this is it. Proximate to Woodend Primary School, Hallett Cove Shopping Centre and 10 minutes to the beach. General Information C/T = 6061/415 Council = Marion Rates = 1879.07 pa (approx.) Year Built = 2012 Zoning = SN (Suburban Neighbourhood) Land Size = 495 m2 Equiv Area = 201 m2 (approx.) All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403