

**37 Grant Avenue, Gilles Plains, SA 5086**

ALL ADELAIDE

**Sold House**

Wednesday, 8 May 2024

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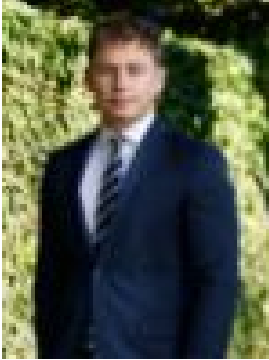
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 183 m2**

**Type: House**



Blake Bryant

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**\$630,000**

Featuring a stylish contemporary décor and refreshing modern design flowing effortlessly across a generous 3 bedroom/ 2 living area design, this appealing townhouse offers a rare and desirable lifestyle with a stunning uninterrupted panorama over Wandana Reserve. Wake every morning to the chirping of birds and warming filtered light breaking through the adjacent mature trees. There is so much space here for the kids to run play in their own playground wonderland, nestled just metres from your front door and offering a verdant, botanic outlook for your daily living. Enjoy premium casual living in a generous open plan living/dining room where a thoughtfully designed kitchen overlooks. Sleek floating floors, fresh neutral tones, quality soft furnishings and feature wall paper provide a sophisticated and comfortable décor for your daily living. Cook in style with stainless steel appliances, walk-in pantry stone look bench tops, tiled splash backs, sleek modern cabinetry, double sink with filtered water and pendant lighting providing appealing and modern amenities. A cosy alfresco portico offers a great space for your morning coffee, while a double carport with auto roller door offers sheltered, secure accommodation for the family cars. Upstairs features a comfortable living room at the stairwell landing and 3 spacious bedrooms. All 3 bedrooms feature fresh quality carpets and built-in robes. The master bedroom offers a bright ensuite bathroom, while bedrooms 2 & 3 are serviced by a spacious main bathroom with separate bath and shower. A ground floor powder room will accommodate both residents and guests while a generous traditional laundry offers valuable utility space. Ducted reverse cycle air-conditioning ensures your year-round comfort. Briefly:\*

Modern and appealing townhouse in idyllic lifestyle location\* Uninterrupted outlook over Wandana Reserve and playground\* Wandana Reserve offering adventure playground, barbecue area and mature trees\* Generous open plan living/dining room with kitchen overlooking\* Galley kitchen providing stainless steel appliances, walk-in pantry stone look bench tops, tiled splash backs, sleek modern cabinetry, double sink with filtered water and pendant lighting\* Cosy alfresco portico with sliding door access from living room\* Comfortable living room to the upper level stairwell landing\* 3 generous bedrooms, all with quality carpets and built-in robes\* Bedroom 1 with bright ensuite bathroom\* Bedrooms 2 & 3 with reserve outlook\* Main bathroom with semi-frameless shower screen and deep relaxing bath\* Ground floor powder room\* Traditional laundry with ample cupboard space\* Lock-up double carport with auto roller door (convenient rear access)\* Ducted reverse cycle air-conditioning\* Rainwater tank\* Established a low maintenance gardens Quietly located in a peaceful area, nestled amongst other similar townhouses, with an uninterrupted outlook to Wandana Reserve, boasting vibrant open space, barbecue and adventure playground, the perfect place for the kids to play and grow. The Gilles Plains Sporting Complex including netball and tennis courts is a short walk away on Millbank Avenue and the Valley View Golf Course is within easy reach. Public transport is a short walk away to Wandana Avenue or North East Road. Local schools include Wandana Primary School, just around the corner, ideal for the younger family. Avenues College is the zoned secondary school, while St Pauls College, TAFE SA Gilles Plains, Windsor Gardens Secondary College, Pinnacle College and Dernancourt Primary School are all accessible. Gilles Plains Shopping Centre is just down the road for your weekly groceries, with Tea Tree Plaza also available for quality lifestyle shopping. A great opportunity to acquire a low maintenance townhouse, in a great location. The perfect starter or a great investment option. 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.