

4/1 Wentworth Court, Golden Grove, SA 5125



Sold Townhouse

Saturday, 12 August 2023

4/1 Wentworth Court, Golden Grove, SA 5125

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



Kelly Hooper

\$440,000

Trinity Property Group are thrilled to present 4/1 Wentworth Court, Golden Grove to the sales market – sure to grab the eye of the savvy investor looking to expand their portfolio, first home buyers looking to take the leap into the market or families looking to move to the desirable suburb of Golden Grove. Offering a productive use of space, a contemporary feel and a beautiful neighbourhood to welcome you into the community – welcome to Wentworth. The ground level houses the formal lounge area with a bay window letting the natural light shine through the lower level & the semi-open plan kitchen & dining that is perfect for entertaining as it seamlessly transitions straight out to the paved outdoor area through. It also offers a downstairs toilet off of the laundry for convenience. The upper-level houses all 3 bedrooms, complete with carpet flooring, a built-in robe & small balcony to the master and ceiling fans to all bedrooms. The spacious bathroom sits neighbour to all bedrooms, providing convenience for all. Other features you are sure to love:- Reverse cycle heating & cooling- Electric oven, gas cook top & walk in pantry- Modern floating floorboards throughout the ground level- Ceiling fan to the formal lounge- Low maintenance gardens- Secure, single garage parking* Please note, the property is currently tenanted at \$420 per week until the 3rd of May 2024. A rental estimate for this property is \$450 - \$470 per week, although a formal appraisal can be provided. Complimenting this beautiful home is the access to the multiple conveniences that Golden Grove has to offer. Here you will find yourself surrounded by schools, shopping facilities, gyms, entertainment facilities, parks, walking trails, public transport, medical facilities, restaurants and fast-food facilities, sporting precincts and so much more! What are you waiting for? Express your interest by calling Kelly Hooper on 0488 440 904. We look forward to meeting you at our open home! CT: 5317/129 Council: City of Tea Tree Gully Council Rates: \$1,465 p/a (approx.) Strata: \$568 p/q (approx.) **includes building insurance Strata Manager: ASCM