

4 Erin Court, Gulfview Heights, SA 5096



Sold House

Friday, 18 August 2023

4 Erin Court, Gulfview Heights, SA 5096

Bedrooms: 4

Bathrooms: 1

Parkings: 5

Area: 860 m2

Type: House



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\$652,000

Say hello to the serene neighbourhood of Gulfview Heights, this inviting family home presents a rare opportunity to acquire a Torrens Title property with an ideal 860 sqm* allotment. Built in 1971, 4 Erin Court boasts a timeless appeal with its humble bricked facade, offering a warm welcome to its future owners. Step inside and be captivated by the spaciousness and natural light that envelops the interior. The large formal dining area is a focal point, adorned with tiled flooring and a cozy combustion heater, providing a perfect space for intimate gatherings and special occasions. The heart of the home is the open kitchen and meals area, adorned with stainless-steel appliances, including an oven and gas cooktop, complemented by a tasteful tiled splash-back and ample bench space for culinary enthusiasts. Adjacent to the kitchen, the expansive living area awaits, adorned with timber-look flooring and an abundance of natural light for those lazy days spent on the couch. The abundant space in this living area invites creativity in arrangement and design, promising limitless possibilities for relaxation and entertainment. This residence offers three generous bedrooms, each thoughtfully designed to accommodate the needs of a growing family. The master bedroom stands as a true retreat, exuding comfort and tranquility with its spacious layout, ceiling fan, and uninterrupted views of the picturesque streetscape. Two additional bedrooms feature hardwood timber flooring, abundant natural light, and ample space to ensure restful nights and productive days. The property also presents the option of a fourth bedroom, perfectly adaptable to your unique lifestyle. This versatile space can be transformed into a home office, a kids' playroom, or a comfortable teenage retreat, catering to the changing demands of modern living. A large main bathroom, complete with floor-to-ceiling tiling, a built-in bath, and shower, offers a private oasis for relaxation. An additional separate WC provides added convenience and privacy for family and guests alike. The backyard is a true haven, designed to inspire outdoor living and year-round enjoyment. Paved verandah areas invite your imagination to flourish, while the spacious pergola area becomes the go-to spot for gatherings and celebrations. Plenty of lush grassed space accommodates an active family lifestyle, and established landscaping caters to the avid gardener's desires. Parking is a breeze with two single lockup garages, a three-car undercover carport, and abundant additional parking options. A truly perfect location for any buyer this home is set essentially a stone's throw from Cordoba Avenue Reserve and Para Hills West Primary School. All your amenities are sorted here too with, The Grove Shopping Centre a short drive. Check me out:- Torrens Title, 1971 built- Ideal 860 sqm* allotment - Optional 4 bedroom, family home - Large formal dining area with combustion heater - Open kitchen & meals area with gas cooktop & ample bench space- Large living area with timber-look flooring & split system air-conditioning- Spacious master bed with a ceiling fan- Additional two beds with hardwood timber flooring- Optional fourth bed, home office or kids playroom- Main bathroom with floor-to-ceiling tiling & built in bath - An additional separate WC - Large, paved pergola area for outdoor dining - Grassed area & established landscaping - Evaporative cooling & gas heating- Solar system with 12 panels - Two single lockup garaging options, three-car undercover carport - Quality schooling options with Pedare Christian College, Gulfview Heights Primary School and King's Baptist Grammar School- And so much more... Specifications: CT // 5584/645 Built // 1971 Land // 860 sqm* Home // 317 sqm* Council // City of Salisbury Nearby Schools // Pedare Christian College & King's Baptist Grammar School On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent legal advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Eclipse RE office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Joshua Faddoul - 0417 785 277 joshuaf@eclipse realestate.com.au RLA 277 085