

# 4 Forsyth Grove, Felixstow, SA 5070



## House For Sale

Thursday, 16 May 2024

4 Forsyth Grove, Felixstow, SA 5070

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 369 m2

Type: House



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## **Auction Saturday, 25th May at 12:00pm**

Auction Location: On Site Say hello to this enchanting home, embraced by a classic white picket fence and ideally situated on a peaceful no-through road just minutes from Linear Park. Framed by lush, well-established greenery, this property not only ensures privacy but also radiates a welcoming ambiance that invites you in. Step inside to discover a residence graced with character features including high ceilings, arched hallways, and detailed cornices, all contributing to a sense of timeless elegance. The heart of the home, an open plan kitchen, dining, and living area, is bathed in natural light, streaming through glass double doors and a bay window, making it a perfect spot for relaxation and social gatherings. The kitchen itself is a culinary delight with generous cabinetry, a subway tile backsplash, and high-quality stainless steel appliances, including a wall oven, gas cooktop, and dishwasher. The layout includes timber floorboards in the bedrooms and formal lounge area, while terracotta tiles feature throughout the open plan kitchen and living area, combining durability with style. A separate lounge room / formal sitting area provides a tranquil retreat from the bustling family areas. The home boasts two generously sized bedrooms with space for a potential third, each fitted with ceiling fans for comfort. The master bedroom, located at the front, allows for garden views and includes a walk-in robe and an ensuite bathroom with a luxurious corner spa bath. The rest of the family and guests will enjoy a stylishly renovated main bathroom practically designed with a private toilet, and shower. Outside, a charming wrap-around veranda provides a tranquil retreat, perfect for relaxing and taking in the beauty of the lush, verdant backyard. This outdoor space serves as an idyllic setting for leisurely afternoons or evenings spent enjoying the serene surroundings and the gentle sounds of nature. Security is a priority with a single car garage equipped with an automatic roller door. This delightful home blends classic charm with modern conveniences, making it a must-see for those seeking a quality lifestyle in Felixstow. Check me out: - Enchanting home located on a peaceful no-through road walking distance from Linear Park - Well-established greenery, offering both privacy and a welcoming ambiance - Character details such as, arched hallways, and detailed cornices - Open plan kitchen, dining, and living area filled with natural light from glass double doors and a bay window - Kitchen equipped with generous cabinetry, subway tile backsplash, and high-quality stainless steel appliances including a wall oven, gas cooktop, and dishwasher - Timber floorboards to the front part of the home with terracotta tiles throughout the open plan kitchen and living area - Potential third bedroom / formal dining room adjacent to the living area with ceiling fan - Separate lounge offers a quiet escape from the main living spaces - Two spacious bedrooms with ceiling fans, the master featuring garden views, a walk-in robe, and an ensuite bathroom with a corner spa bath - Stylishly renovated main bathroom with a private toilet and hidden shower - Wrap-around veranda outside providing a peaceful retreat and an idyllic setting for enjoying the lush backyard - Garden shed to the backyard - Single car garage with automatic roller door - Split system air conditioners to living areas - And so much more... Specifications: CT // 5150/287 Built // 1994 Home // 180sqm\* Land // 369sqm\* Council // City of Norwood, Payneham & St Peters Nearby Schools // East Marden Primary School, Felixstow Primary School, St Josephs Hectorville 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 advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Antony Ruggerio - 0413 557 589 antonyr@eclipserealestate.com.au Michael Viscariello - 0477 711 956 michaelv@eclipserealestate.com.au