

**4 Gelland Place, West Croydon, SA 5008**



**House For Sale**

Wednesday, 10 January 2024

4 Gelland Place, West Croydon, SA 5008

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 276 m2**

**Type: House**



Thanasi Mantopoulos  
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## **Auction | Saturday 27th Jan @10am**

Situated on a corner allotment, this family home has a spacious layout offering both style and functionality for modern living. The master bedroom has a walk through robe with access to the 3 way main bathroom. The inviting open plan family and meals area connects to the kitchen creating a perfect flow for entertaining and casual living. Featuring quality appliances, dishwasher, gas cooktop and ample bench and cupboard space the kitchen is sure to impress. Nestled between the city and the sea the location has everything with an array of eateries & cafes close by. A short commute to the city via bus or train, close to multiple local schools, Croydon Avenue Reserve, Plant 4 Bowden, and the Adelaide CBD. Key features- 3 Bedrooms, master with walk in robe- Open plan living and dining areas with sliding doors opening out to the undercover entertaining area- Kitchen with stainless steel appliances- Bathroom has a separate WC- Single carport with panel lift door- Garden/storage shed

Specifications  
Title: Torrens Title  
Land size: 276 sqm (approx)  
Council: City of Charles Sturt  
Council rates: \$1,247.85pa (approx)  
ESL: \$142.25pa (approx)  
SA Water & Sewer supply: \$170.91pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629