

40 Grosvenor Place, Wynn Vale, SA 5127



House For Sale

Friday, 3 May 2024

40 Grosvenor Place, Wynn Vale, SA 5127

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Lawrence Cocca

0422918099

AUCTION - Friday 17th May at 5:45PM

Welcome to this delightful two-storey townhouse in the serene and community-oriented suburb of Wynn Vale, where peaceful parkside living is a daily indulgence. Securely nestled within a group and enclosed by a charming picket fence, this 263sqm residence offers a splendid sanctuary positioned at the end of a quiet, dead-end street-emphasizing privacy and tranquility. This cozy abode is perfectly integrated into a family-friendly hub, surrounded by exquisite landscaping and parks that promise endless moments of joy and play for children. The nearby Hyde Park and playground stand as an extended backyard, offering a lush, leisurely extension to your outdoor living space. Both carpeted bedrooms are situated upstairs, basking in abundant natural light and complete with built-in wardrobes to ensure a restful escape underscored by convenience. Dividing the bedrooms, is a spacious bathroom, featuring a combined bathtub and shower, catering to daily routines with ease and simplicity. Descend the gorgeous exposed wooden staircase to discover where life unfolds in shared spaces crafted for connection. An open-plan kitchen, dining, and living area is adorned with quaint French-style windows and gentle downlighting, creating a warm and inviting atmosphere. A breakfast bar adds a touch of casual elegance, while ducted air conditioning maintains a pleasant ambience throughout the seasons. The U-shaped kitchen is a homely culinary space equipped with a standalone cooktop and abundant cupboard space and storage, inviting home-cooked meals and shared experiences. A separate laundry with an additional toilet on the lower level adds a layer of practicality to the layout. The lounge room, a gateway to the great outdoors, features a door that opens up to the front of the house, inviting stunning views of the neighbouring park. Boasting the largest yard of the group, outside, the spacious and easy-to-maintain backyard is a true delight. An elevated paved courtyard area beckons alfresco dining and intimate gatherings, set against the backdrop of a tidy grassed garden and a handy garden shed. With a single car carport providing off-street parking, this Wynn Vale townhouse is a blend of charismatic appeal and functional living. Here, prepare to adopt a lifestyle where the line between nature's playground and private comfort is harmoniously blurred, creating a haven for those who appreciate life's simple pleasures.

- Rental Estimate of \$500 - \$520 p/w.

Additional Features:

- Solid brick build
- Under stair storage
- Picket fence or drive-in vehicle entry
- Venetian blinds on most windows
- Within easy walking distance to Golden Grove village
- Nearby schools include: Wynn Vale R-7 School, Keithcot Farm Primary School, The Heights School, King's Baptist Grammar School, Modbury High School, Pedare Christian College, Gleeson College

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.