

# 41A Wingate Street, Greenacres, SA 5086



## House For Sale

Friday, 3 May 2024

41A Wingate Street, Greenacres, SA 5086

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 440 m2**

**Type: House**



John Lyrtzis  
0883435600

## **Auction on site Sat 18th of May at 1.00pm**

Nestled in the heart of Greenacres, 41A Wingate Street presents an inviting opportunity for families and investors alike. This charming three-bedroom residence boasts an enviable location approximately ten kilometres from the Adelaide CBD. Greenacres offers a perfect blend of suburban tranquillity and urban convenience. Some of the distinctive features include the master bedroom complete with an ensuite and walk-in robe, providing a serene retreat after a long day. Two additional bedrooms feature built-in robes, ensuring ample storage space for all. Experience year-round comfort with reverse cycle ducted air conditioning, while energy-saving 5.7kw solar panels promise sustainable living and reduced electricity costs. The heart of the home lies in its open-plan kitchen, family, and living area, seamlessly flowing onto the alfresco space and private rear garden, ideal for entertaining guests or enjoying quiet family moments. Convenience is key with a double garage featuring an auto panel lift door and private access into the home. Education options abound, with St Martins Private School just a two-minute stroll away, Hampstead Primary School within a ten-minute walk, and Roma Mitchell Secondary College a mere 2.7 kilometres away. With so much to offer, this property won't last long. Schedule your inspection today and seize the opportunity to make this delightful residence your own. Inspect with John Lyrtzis 0411507930. Zoning: General Neighbourhood to the City of Port Adelaide Enfield Council Rates: \$1,184.30/yr Water Rates: \$164.77/qtr ESL: \$139.20/yr Built: 2012 Land 441m<sup>2</sup> CT: Volume 6086 Folio 68 DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442