

44 Greenwood Drive, St Agnes, SA 5097



House For Sale

Wednesday, 12 June 2024

44 Greenwood Drive, St Agnes, SA 5097

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 760 m2

Type: House



Mohit Gupta
0421472034



James Casserly
0404306454

Auction 22/06

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this picturesque 1970 built family entertainer located in the evergreen suburb of St Agnes. The quintessential family home where memories are ready to be made for the years to come. Welcome to 44 Greenwood Drive, St Agnes! Situated on a generously sized western facing allotment of approximately 760sqm prospective purchasers will note the internal and external possibilities moving forward subject to the necessary planning consent. Located within minutes from Westfield Tea Tree Plaza and Bus Interchange, St Agnes Shopping Centre, Modbury Hospital and ample parks, reserves and walking trails to explore such as Whiting Reserve, St Agnes Reserve and Whinnen Reserve to name a few. You will have a whole host of amenities at your doorstep. Various public transportation options can be found along North East Road, Hancock Road and Tolley Road. Local schooling options include St Agnes School P-6, Ridgehaven Primary School, Ardtornish Primary School and Redwood Park Primary School while being zoned to Banksia Park International High School. This is an opportunity to purchase into a hotly contested, amazing local community. Features of this amazing home include:

- Manicured front garden in keeping with the local flora and immaculate street presence.
- Warm and welcoming entrance way. Floating timber floorboards, downlights, ducted evaporative air conditioning and gas heating throughout.
- Large open plan kitchen with gas stovetop, dual sink, dishwasher, ample bench space, tiled splashback and water temperature control panel. The built in bay window looks out to the outdoor undercover area and back yard bringing in added natural light to the home.
- The open plan layout flows effortlessly into the meals and living area creating a sense of space perfect for meals with family and friends.
- Large living room with views out to the front garden complete with built in cabinetry as well as a wall mounted television bracket and dual entertaining speakers installed into the ceiling for the various celebrations that can be held over the years.
- Three spacious bedrooms with plush carpeted flooring and floor to ceiling built in robes to both the master and bedroom 2. Master complete with ceiling fan.
- Contemporary bathroom complete with floor to ceiling tiles, water temperature control panel and separate toilet located adjacent.
- Laundry with sizeable linen cupboard and external access to the outdoor undercover area.
- Added linen cupboard in the main hallway.
- Indoor/outdoor living is a major component of this home and it's no better displayed than when stepping out into the outdoor undercover area. The perfect space for year round entertaining. Features such as lighting, dual ceiling fans, wall mounted television bracket, dual entertaining speakers, transparent weather proof blinds and pull down cafe blinds not to mention the outdoor chefs kitchen complete with stone benchtop, ample storage, gas cooktop, bar fridge, massive range hood and electric blind that can be taken up with the press of a button creating a fantastic view of the feature wall behind with it's own solar lighting.
- The spacious yard with lush surrounds is child and pet friendly, includes automated solar lights scattered throughout and can be overlooked from the entertaining area while providing views of Antsey Hill.
- Single automatic carport leading through to the double garage with power, lined flooring and access through to an adjacent storage room perfect for those with plenty of tools, machinery and/or work from home. Rear access to the orchard with lemon, orange and stone fruit trees behind through the sliding door. Water tank included with plumbing for hose use.
- Provision for electrical generator and switchboard.
- Alarm system with 4 cameras throughout the home.
- Instant gas hot water.
- 4.8KW solar system.
- HFC (hybrid fibre coaxial) internet connection to the premises is available.
- No easements.

With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must! Please note that this property is scheduled to be auctioned on 22/06/2024 @ 3:00PM and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034. **DISCLAIMER:** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA-322341