

**44A Floriedale Road, Greenacres, SA 5086**



**House For Sale**

Tuesday, 30 April 2024

44A Floriedale Road, Greenacres, SA 5086

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 404 m2**

**Type: House**



Andrew Baldino  
0861871302

## Auction On-Site Saturday 18th May 10AM (USP)

Clean lines and courtyard attraction are a sign of great things to come from the curb of this 3-bedroom family design - Torrens titled contemporary style geared toward the selective young family or downsizer seeking city proximity with a side serve of Linear Park...Freshly painted in a trending palette, you'll relish new ducted air conditioning, LED downlights, and 2.7m ceilings from a 2008-built standout you'll be proud to invest or reside in, openly revealing therewith of its north-eastern radius. Shooting between Paradise Interchange, groceries from Greenacres Shopping Centre, or school pickups will barely put a dent in your day; and sited on an ideally sized 404sqm allotment, confinement refuses to exist. Led by a tiled hallway, the first of two living zones, and secure internal garage access, the adjacent master bedroom retreats to ceiling fan comfort, walk-in robes and a modern ensuite. Bedrooms 2 and 3 feature built-in robes, each reaching out for the 3-way bathroom in unified contemporary hues; to the rear, mingling becomes abundantly clear from the sparkling dual-tone kitchen. A cook's zone you'll live for with a walk-in pantry, stainless steel gas stove, oven, rangehood, and dishwasher, accent matte black mixer tap, and double-door fridge provisions in a nod to entertaining. Rear living and dining take open plan strides beneath crisp downlights, directing eyes through large panes to the backyard; glass sliders making the transition from tiles to the expansive, paved outdoors. Here, you'll maximize the seasons where crowd numbers won't matter, and the established backyard provides ample lawn for pets or play. If the walkable lifestyle appeals moments to parks, playgrounds, those Linear Park trails, plus a pivot to Fosters and North-east Roads for city transport. For life this stylish, this easy, and this close to the city, don't be the one to miss out! Move quickly for move-in modern ease:

- 2008-built rendered courtyard design
- Lofty 2.7m ceilings
- Updated ducted A/C
- Crisp LED downlighting
- Valuable front & rear living zones
- Freshly painted throughout
- BIRs to bedrooms 2 3 | Master with WIR & ensuite
- Open plan modern kitchen with stainless appliances
- Established & private backyard
- Strides from Greenacres Shopping Centre
- 600m (approx.) to Hillcrest Primary School & 1km to St. Pius X School
- 3kms to Avenues College | Zoned for Roma Mitchell College
- Just 9kms from the CBD
- Torrens titled 404sqm allotment (approx.)

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799 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.

Property Details: Council | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood Land | 404sqm (Approx.) House | 157sqm (Approx.) Built | 2008 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa