

# 5/7 Flame Court, Teringie, SA 5072

## House For Sale

Wednesday, 12 June 2024

5/7 Flame Court, Teringie, SA 5072

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 458 m2

Type: House



Dani Solm

0412227080

## Auction Thursday 27th June at 6pm Offsite (USP)

This auction will be held off-site at Arkaba Hotel, 150 Glen Osmond Rd, Fullarton SA 5063 on June 27th. Registrations are open from 5:30pm, with auctions proceeding at 6pm. Alternatively to bid for this property online, please use the following link: <https://x5u9a.app.goo.gl/pajtE> Less than 15mins to the CBD where the eastern suburbs rubs shoulders with the foothills, this townhome tucked away in the tightly held pocket of Teringie is a winner. Located in a quiet Cul de Sac in a tranquil and safe setting it is perfect for young families, new starters, investors or downsizers alike. There are 3 bedrooms and 2 living areas which provide the perfect space to entertain or section off for growing families. The kitchen has been updated as well as the bathrooms so there is nothing to do but simply move in! On the upper level the Master bedroom has both a WIR and newly updated ensuite and a good sized loft style storage space is a nice surprise. The second bedroom has a balcony to the rear of the home with views of the gully- the wildlife and peacefulness here is serene. Outside to the rear of the home is perfect for entertaining. Your backdrop of the foothills is stunning and here is where you find yourself immersed in nature. Abundant with wildlife and with beautiful views you must see this for yourself - the lifestyle is so convenient yet you feel so far away from the hustle and bustle, Teringie is truly one of Adelaide's best kept secrets. Just a 10 minute drive to Norwood Parade, the backdrop to a number of popular walking trails and world class Penfolds Winery and Magill Estate restaurant are nearby, along with the popular historic watering hole, The Scenic Hotel, a cozy place to drink and dine all year round. Zoned to Magill Primary School and Norwood International High School. Close proximity to some excellent private colleges Saint Peters Boys, Pembroke, Saint Peters Girls, Prince Alfred College, Mary McKillop and Rostrevor College. More you'll love: 900mm gas cooktop Electric oven Dishwasher Combustion heater in lounge Instantaneous gas hot water Reverse Cycle Split AC to dining area and upper level BIRs to second bedroom Master bedroom with ensuite Don't miss your opportunity to make this stunner yours.

HARCOURTS PILGRIM RLA 275886 Year of build 1991 Land 458sqm approx House 180sqm approx Council: Adelaide Hills Council Council Rates: \$2107.82 p.a approx ESL \$143.70 p.a approx SA Water: \$169.37 p.q approx