

5 Chelmsford Avenue, Wynn Vale, SA 5127

Sold House

Friday, 11 August 2023

5 Chelmsford Avenue, Wynn Vale, SA 5127

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 730 m2

Type: House



Gerry Manning

\$825,000

Auction On Site. 12th August at 3.45pm unless sold prior. Delightfully located in a peaceful, low traffic street, this stylish family entertainer boasts spacious formal and casual living zones, 3 generous bedrooms, 2 bathrooms and 4 car garage, all set on a large traditional allotment in a great location near local parks and reserves. A simply stunning formal lounge and dining offers a refined ambience of luxurious quality. Receive your guests and relax in stylish comfort in this spacious living room with an adjacent formal dining area. Lead light timber sash windows, quality carpets and ornate cornices enhance this salubrious formal zone. For every day casual living, step on through to a large tiled family room where natural light gently infuses through thoughtful window placements, affording a view over the outdoor entertaining area and swimming pool beyond. A vibrant central kitchen offers service to both formal and casual areas, featuring solid timber cabinetry, stainless steel appliances, double sink with filtered water, frosted glass splash backs, stone look bench tops and ample cupboard space. The fun begins outdoors as you relax on a large paved patio with stunning gabled pergola over. Cook up the barbecue and enjoy the company of family and friends as the kids splash and play in the sparkling, solar heated, salt water chlorinated swimming pool. All 3 bedrooms offer fresh quality carpets, ceiling fans and robe amenities. The master bedroom features a stunning bay window, walk-in robe and ensuite bathroom. Bedrooms 2 and 3 both offer built-in robes. A clever 3 way bathroom with separate toilet and open vanity, walk-through laundry and handy 2nd toilet to service the swimming pool provide valuable amenities, while a 6m x 12m garage with auto roller doors offers secure parking for 4 vehicles. All set on a generous 730m² allotment with 24 solar panels and ducted reverse cycle air-conditioning, this significant entertainer will appeal to the established growing family. Briefly: * Appealing family entertainer with sparkling inground swimming pool* Both formal and casual living areas across 8 main rooms* Salubrious formal lounge and dining room with lead light timber sash windows, quality carpets and ornate cornices* Large tiled family room and adjacent meals area, perfect for every day relaxation* Central kitchen with service to both formal and casual zones* Kitchen boasting solid timber cabinetry, stainless steel appliances, double sink with filtered water, frosted glass splash backs, stone look bench tops and ample cupboard space* 3 spacious bedrooms, all with quality carpets, robe amenities and ceiling fans* Master bedroom with bay window, walk-in robe and ensuite bathroom* Bedrooms 2 & 3 with built-in robes* Large gabled pergola and paved patio overlooking the swimming pool* Sparkling solar heated, salt water chlorinated inground swimming pool* Handy powder room with access from outdoor living* 4 car 6m x 12m garage with auto roller doors* Clever 3 way bathroom with separate toilet and open vanity* Walk-through laundry with exterior access* 24 solar panels for reduced energy bills* Ducted reverse cycle air-conditioning* Security system Located in the heart of Wynn Vale with its numerous parks, reserves and recreational open spaces, with the Wynn Vale Dam and Boardwalk just a short walk around the corner. Public transport routes are easily accessed, along with local schools. Wynn Vale R-7 School is the zoned Primary School for this address while the teens will love their secondary education zoned to Golden Grove High. There are many private schools in the area including St Francis Xavier's Catholic School, Pedare Christian College, & Gleeson College. Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Golden Grove Village & The Stables Shopping Centre are both nearby for your weekly shopping and Tea Tree Plaza is quite accessible for world class designer shopping and entertainment. Specifications: CT Reference / 5063 / 845 Council / City of Tea Tree Gully Zone / General Neighborhood Year Built / 1992 Land Size / 730m² approx Council Rates / \$2,441.34 per annum SA Water Rates / Supply \$74.20 & Sewer \$121.27 per quarter + usage Emergency Services Levy / \$116 per annum Professionals Manning Real Estate 265 North East Rd Hampstead Gardens SA 5086. If you are thinking of selling or leasing you should give the team a phone call on 82666052 to arrange a free no obligation market opinion. RLA 281289 Disclaimer If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Professionals Manning Vella Real estate 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 281289 AUCTION The property is being offered to the market by way of Auction, unless sold prior. Auction Pricing- 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