

**5 Foxglove Grove, Two Wells, SA 5501**

**Boffo**

**Sold House**

Thursday, 5 October 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 900 m2**

**Type: House**



Robert Lonie  
0419129009

**\$855,000**

Auction Location: On Site This newly constructed, contemporary, and inviting family abode is nestled within the lush Eden Estate of Two Wells on a 900sqm (approximate) easy care allotment. Upon entering, you'll find a wealth of living areas, with four bedrooms encircling an expansive, opulent family, kitchen, and dining area. From the distinctive limestone entrance to its stretches of lush trees and inviting open areas, Eden Estates offers a unique chance to create your ideal living environment. Effortlessly shift from interior to exterior living with an outdoor entertaining area and a spacious, secure vibrant grassy expanse for everyone's pleasure. The property is complemented by a two-car garage and a well-maintained front yard, making it a complete package. Eden is located on Gawler Road Two Wells, a 40km (approximate) drive north of Adelaide's CBD. It offers close proximity to the Gawler township, a 20 min drive east and a convenient 15 min drive to major retail hubs. Features that make this home special:- 2022 Hickinbotham build- 2.7m high ceilings - Generous master suite with enviable walk-in robe and spacious sleek ensuite- Well-sized bedrooms 2, 3 and 4 all equipped with built-in robes- Formal living room to welcome you home upon entry- Large open-flowing kitchen, dining and family room with sliding doors opening to the outdoor entertaining area - Additional lounge room adjoining to the family room with external sliding door access- Charming white kitchen with stainless steel appliances including dishwasher, walk-in pantry, ample cupboard space stone bench tops featuring an island bench with breakfast bar- Modern three-way bathroom with separate bath, shower and linen storage- Separate toilet for added convenience- Separate laundry with ample storage and external access- Ducted reverse cycle air conditioning throughout- 10.92KW Solar Electrical System with 28 panels - Undercover outdoor entertaining area - Expansive backyard with a blank canvas to create an entertaining oasis - Double garage with panel lift door and internal access Surrounded by other newly built homes and within easy walking distance to parks and close proximity to Xavier College, Two Wells Primary School as well as multiple sporting facilities and local clubs. Just a short stroll to a variety of local shops, and a 35 minute drive to the iconic Barossa Valley. All this and only 40 minutes (approximately) to the CBD via the Northern Expressway. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174