

**6/6 Sunglo Court, Teringie, SA 5072**



**Sold House**

Saturday, 12 August 2023

6/6 Sunglo Court, Teringie, SA 5072

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Contact agent

Auction Location: on site Skillfully updated with an air of contemporary sophistication, this 2-bedroom plus study, single level courtyard home is serenely set in the well-presented, picturesque "Chessington Mews" Group at the end of a quiet cul-de-sac. Enjoy elegance and ease for every stage of living with this beautifully-proportioned downscale alternative, bright beginning for young families or savvy investment. While offering so much charm and convenience, this home on a 201sq.m allotment (approx.), is one of the few unique courtyard residences in this group, that is connected only by the garage. New Oak timber-laminated flooring flows through the spacious open plan living/dining/kitchen domain, where the living room is beautifully defined by the graceful front bay window. The kitchen is a true delight with its stretches of ample glossy, soft-closing cabinetry with stainless steel hardware, expansive breakfast bar, as well as quality appliances inclusive of a Siemens dishwasher and oven with gas cooktop. Adjacent glass sliders open to the sunny side courtyard and there is a low maintenance, private lawned area at the rear. The two bedrooms and study boast new twist-pile carpets and picture windows - the main fitted with built-in robes, while the modern bathroom flaunts floor-to-ceiling large format matt grey tiling, stylish vanity with storage, walk-in shower and deep, relaxing bath. There is also the convenience of a separate w.c. (with overhead mirrored cabinetry) and fully-fitted laundry with courtyard access. Other enviable extras include: • Freshly painted interiors • Ducted evaporative cooling & ducted heating • Soft downlighting in living zone • Single auto-doored garage with rear pedestrian access • Off-street parking in driveway + visitor parking • Paved courtyard & rear no-maintenance lawned area Secure and quiet, yet conveniently located in this Eastern foothills locale, it is an easy stroll to public transport, with the gourmet delights of Magill Village (just down the road) and the Tower Hotel easily accessed by car, bike or foot. It is within walking distance to Magill Primary School, and also close to a selection of leading secondary schools including Rostrevor College, Norwood International High School, St Peters Girls Collegiate, plus the Magill Campus of Uni of SA and excellent road/bus commuter links to the CBD (mere 15-minutes by car). A property and location glowing with grace, space and lifestyle appeal! AUCTION: Friday 25th August at 12:30pm, on site. CONTRACTED PRIOR TO AUCTION CT: Volume 5004 Folio 325 Council: Adelaide Hills Council Rates: \$1,744.84 per annum (approx) Water Rates: \$153.70 per quarter (approx) Strata Levy: \$291 per quarter (approx) Sinking Levy: \$204.95 per quarter (approx) Year Built: 1988 To Pre-register for Auction or to make an offer if applicable <https://prop.ps/l/Rgwskexm9Jc6> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Benjamin Nightingale to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public: - (A) at the office of the agent 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.