

6 Tree Martin Court, Tea Tree Gully, SA 5091

House For Sale

Monday, 15 April 2024



6 Tree Martin Court, Tea Tree Gully, SA 5091

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 550 m2

Type: House



Margarete Ehrhardt

0409678700

\$895,400.00 Best Offer

Tree Martin Court is located at one of seven entry points to Angove Conservation Park in Tea Tree Gully. Angove Conservation Park occupies an area of 5.2 hectares. The park was proclaimed on 23 June 1994 to protect one of the last remnant plant communities on the Adelaide foothills. The park is bordered by residential housing and features several walking trails throughout. The park has a 1.3-km loop trail, which is generally considered an easy route, it takes an average of 19 min to complete. This trail is great for hiking, running, and walking. Tea Tree Gully is also within walking distance to Anstey Hill Recreation Park, and it has many good restaurants, fitness centres, shopping centres and schools. Public transport takes you directly to Tea Tree Plaza interchange and Adelaide city. The current owners have been here for 16 years and loved the house, the location, and the friendly neighbourhood. Only very reluctantly they decided to move due to changing circumstances. This presents a wonderful opportunity for someone else to enter this tightly held estate. Built in 1994, on a good size block of approx. 550sqm, it is a large family home with four bedrooms, two bathrooms and two living areas. The main feature is the beautifully kept front and back garden with flower beds, lawn, shrubs, and fruit trees. The floorplan of this Tuscan style house with wide porch and welcoming bright entrance hall has living areas on the left and bedrooms & bathrooms to the right of the corridor. A double garage with panel lift door has internal access to the house and separate access to the side. The carpeted formal lounge & dining is spacious, receiving natural daylight from a wide window and the glass sliding door in the family room. The original Alby Turner kitchen with corner pantry has new appliances, including dishwasher, stove, and gas cooktop. The adjoining family and meals area overlooks the pergola and back garden. The master bedroom at the entrance has a walk-in robe and ensuite with skylight. Bedroom 2, currently used as home office has an in-built bookcase. Bedroom 3 and 4, both have a built-in robe. The main bathroom comes with tub, shower, separate vanity and WC and linen cabinet. The laundry has a built-in broom cabinet and sliding door to the garden path leading to the hidden clothesline. A paved all-weather pergola, just outside of the family living extends the entertaining space and is perfect for relaxing just looking at the colourful garden and smelling the roses. Heating and cooling include ducted evaporative cooling, gas wall heater, electric ceiling heating. New instant gas HWS. Neutral décor throughout, quality window furnishings, and overall, very well-maintained, this house is ready for you to move in and enjoy. To see for yourself please attend one of our open inspections or call the agent for a private viewing. Offers close 12pm 6th May 2024, unless sold prior. **DISCLAIMER:** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.