

**62 Gerardis Avenue, Virginia, SA 5120**



**House For Sale**

Thursday, 25 April 2024

62 Gerardis Avenue, Virginia, SA 5120

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Grantley von Minden  
0411198700

## Contact Agent

We are proud to present this large 4- or 5-bedroom family home with 3 living areas, equipped with masses of both formal and informal living areas ripe for the growing family. The home is set on nearly 600m<sup>2</sup> with its wide frontage offers ample room for extra cars, boat, or caravan etc. With its great street appeal and the attractive front portico, you could only but guess the home will cater for those who expect the high standard of living and the lifestyle the home offers. Once you walk through the entrance to the left is the executive massive master suite, equipped with an enormous ensuite, double width shower alcove, a separate bath ready for your chill out sessions with just relaxing in peace is all that's in mind. Plus, there is a separate enclosed toilet incorporated within the ensuite bathroom. The main master suite also offers a massive dressing room/walk-in robe. All other bedrooms are of good size and all offers built in robes. There is a large theatre room or could easily accommodate an extra-large 5th bedroom (minus built in robes) depending on the size of the family. The gourmet kitchen has been well planned and ticks all the boxes in both design layout and room, there is also a large butlers kitchen/pantry, with both offering more than ample cupboard and bench space, stainless steel appliances including huge s/steel oven with 6 gas top burners, overhead rangehood, dishwasher and a butler's kitchen or extra-large pantry adjoining the kitchen. The kitchen seamlessly integrates with the huge living areas which also incorporates the large adjacent dining area, both offering easy rear access to the generous size rear alfresco area and rear yard. The main three-way bathroom offers a separate bath along with a separate shower and vanity area plus a powder room area. Even more to impress you is • Raised above average height ceilings. • Laminate timber look flooring throughout main traffic and living areas. • Premium floorcoverings in all bedrooms • Zoned Reverse Cycle Ducted Reverse Cycle Air Conditioning for all year-round comfort. • Masses of cupboard and storage space • large walk-in linen press • Exposed aggregate concrete driveway. • Huge wide large double car garage under main roof with remote auto tilt door and access to the rear yard • Outside alfresco area off the family area under the main roof • Quick vehicle access via Port Wakefield Road to the city and major shopping centres This estate has proven itself to be popular in many aspects including the family friendly neighbourhood, its tranquil setting within the Virginia Grove Estate. The location offers direct easy access to the north south corridor the city plus within proximity to major shopping centres and both private and public schools and colleges. This truly is a unique fabulous family home built with comfort and lifestyle in mind the current owners have included many upgrades from the original builder's floor plan. Unfortunately, an interstate transfer has meant the owners have not even had the chance finish the gardens or importantly move in and enjoy their newly built family home. The prospective buyer will need to establish the gardens. The property is currently tenanted at \$680.00 per week. Property Details: Land 589m<sup>2</sup>. Council – City of Playford | Rates \$403.85 per quarter approximately SA Water \$211 per quarter approximately Inspection by appointment phone Grantley von Minden 0411 198 700 or email [grantley@propertylinksa.com.au](mailto:grantley@propertylinksa.com.au) Grantley von Minden RLA 118387 Property Link SA RLA 164792 Disclaimer RLA 164792 - This advert contains information and imagery which is believed to be accurate based on inspections and Property Link SA sources and or inspections of the property before or at the time of advertising. Prospective purchasers should make their own enquiries about the validity and accuracy of this information and view the property before making any purchasing decisions. Furthermore, all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans, and size of, if applicable, common areas, building age and condition. Rates fees and notices are accurate and approximate any Interested parties should make their own inquiries and obtain their own legal advice. All fees and charges will be available in the Form 1 which will be prepared by the vendors conveyancer.