

**6A Vine Street, Taperoo, SA 5017**



**House For Sale**

Wednesday, 24 April 2024

6A Vine Street, Taperoo, SA 5017

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 336 m2**

**Type: House**



Petra Mells

0438833279

## Best Offers By Monday 13th May 5:00PM (USP)

Petra Mells of Ray White Grange is proud to present this contemporary family residence, an oasis of comfort and convenience. Nestled in a tranquil locale with seamless access to public transportation and the bustling city, this home offers the epitome of modern living. Whether you're a first-time home buyer, downsizing while still craving space, or an astute investor seeking solid returns, this property beckons to you with open arms. Impeccably maintained, this 3-bedroom courtyard home boasts a harmonious layout, expansive alfresco area, and generous rear yard space. With a focus on sustainability, it features solar panels and an optimal north-south orientation. The chic brick facade and low-maintenance yards rest upon a manageable allotment of approximately 336sqm. Upon entry, a soothing neutral palette and easy-care flooring create a serene ambiance. Three generously sized bedrooms await, alongside a beautifully appointed open-plan kitchen, dining, and living area. A single-car garage with internal access completes the picture of practicality.

What we love about 6a Vine Street:

- 3 bedrooms, including a master suite with ceiling fan, ensuite, and walk-in robe
- 2 additional bedrooms, each equipped with built-in robes
- Central family bathroom
- Generous laundry facilities with external access
- Chef's kitchen boasting a gas cooktop, electric under-bench oven, and dishwasher
- Expansive open-plan dining and living area
- Full-length alfresco space enhanced by ceiling fans and timber decking
- Single garage featuring an automatic door and internal access
- 6.6kW solar panels for energy efficiency

Additional Features:

- Pop-up irrigation system servicing the rear yard
- LED downlights
- Reverse cycle ducted heating and cooling
- Quality timber laminate floor throughout living area

In summary, 6a Vine Street offers contemporary family living at its finest. Positioned in a sought-after area near Fort Largs and the ASC, this home presents a rare investment opportunity. With its impeccable features and prime location, it's destined to capture the hearts of discerning buyers. Act swiftly, as homes of this caliber seldom remain on the market for long. Don't miss your chance to secure your slice of contemporary living at its finest.

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details:

- Council | PORT ADELAIDE ENFIELD
- Zone | GN - General Neighbourhood
- Land | 336sqm (Approx.)
- House | 121sqm (Approx.)
- Built | 2010
- Council Rates | \$1200 pa (approx)
- Water | \$200 pq (approx)
- ESL | \$TBC pa
- Expected rental return | \$650 per week (approx)