

**7/2 Slate Road, Golden Grove, SA 5125**

**Townhouse For Sale**

Tuesday, 30 April 2024

7/2 Slate Road, Golden Grove, SA 5125

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 195 m2**

**Type: Townhouse**



Peter King

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**\$590,000 - \$640,000**

Built in 2010, this well presented and beautifully positioned 3 bedroom townhouse is located in the highly sought after settlement development. Whether you are looking for your first home or forever home, or an easy-care investment opportunity, this low maintenance townhouse will accommodate all your needs and wants. THIS PROPERTY IS BEING SOLD UNDER WALK IN WALK OUT CONDITIONS! With an attractive stone entrance welcoming you, the layout then stretches over two levels with three spacious bedrooms and 2.5 bathrooms on offer. The living space is uniquely large and open-planned with high ceilings enhancing the space, quality flooring and air-conditioning for complete comfort. In the kitchen, you are treated to a gas cooktop, underbench oven, ample cupboard space, double sink and dishwasher. The laundry, valuable third toilet and a secure double garage complete the internal layout. Outside is ready for you to host friends and family in your cosy and secure private courtyard. All three bedrooms are set on the upper level with the master offering a walk-in robe, ensuite and private balcony. Bedrooms two and three include valuable built-in robes and are serviced by a central bathroom with a large bathtub to soak away all your aches and pains and separate shower cubicle while the landing provides a convenient study space, perfect for those working from home. Nestled in a small group of homes and within walking distance to the local Stables Shopping Centre, there's a reason why this part of Golden Grove is so highly sought after!

Upper Floor- Master bedroom with large walk in robe, ensuite and private balcony - Bedrooms 2 and 3 with built in robes- Sparkling, central main bathroom - Upper landing doubles as a convenient study area- Ducted air conditioning (zoned) Ground Floor- Spacious open plan living/dining/kitchen flowing effortlessly to the rear paved patio through large sliding doors- Kitchen features dishwasher, double sink, gas cooktop & under bench oven - Valuable laundry with bench and cupboard space with external access- Downstairs toilet- Under stair storage cupboard- Double garage (panel roller door) with internal access- Ducted air conditioning- Private rear courtyard- Security system- Off street visitor parking bay AND MORE!

Ideally located close to a variety of quality schools and sporting and recreational facilities. Several public transport options are all nearby. All of this, whilst being walking distance to the Stables Shopping Centre, or a short drive to all of the shopping and entertainment offered at Golden Grove Village and Westfield Tea Tree Plaza.

- Rates: \$2024.00 pa (approx)
- Water/sewage: \$174.00qt (approx)
- Community title Fees: \$374.00qt (approx)