

**7 Arunta Street, Greenacres, SA 5086**



**House For Sale**

Wednesday, 29 November 2023

7 Arunta Street, Greenacres, SA 5086

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 345 m2**

**Type: House**



Brijesh Mishra  
0430140905



Monique Kingsada  
0402041637

## **Auction Saturday 9th of December at 1:30pm (USP)**

Delightfully nestled on a generous allotment, perfectly positioned just around the corner from Greenacres Reserve with its generous open space, tennis courts and playground, this exciting Fairmont Homes constructed residence features 3 spacious bedrooms and open plan living across an impressive contemporary layout. Sleek floating floors, fresh neutral tones and LED downlights greet us as we enter to a wide gallery style hallway, then flow effortlessly through to a large open plan family/dining room featuring recessed bulkhead ceiling and stunning modern kitchen. Cook in style as you socialise and engage, with fabulous amenities including stainless steel appliances, composite stone bench tops, wide waterfall breakfast bar, crisp modern cabinetry, recessed double sink, wide fridge space and generous pantry. Sliding doors provide seamless access to the rear yard where a delightful paved patio offers a pleasant spot to entertain outdoors in the more moderate months. A synthetic lawn covered backyard provides plenty of space for kids and pets and there is ample room for your future alfresco and outdoor living improvements (STPC). All 3 bedrooms are well proportioned, all offering fresh quality carpets, ceiling fans and robe amenities. The master bedroom features security roller shutters, walk-in robe and ensuite bathroom. Bedrooms 2 and 3 both offer built-in robes. A double garage with auto panel lift doors and rear access roller door will securely accommodate the family car while ducted reverse cycle air-conditioning ensures your year-round comfort. A clever 3 way bathroom with open vanity and walk-through laundry with exterior access complete a value packed contemporary residence that is bound to appeal to the active growing family. Briefly: \* Spacious open plan residence on generous allotment \* Quality construction by Fairmont Homes \* Great location just around the corner from Greenacres Reserve \* Sleek floating floors, fresh neutral tones, LED downlights and 2.7 m ceilings \* Large open plan family/dining room with feature bulkhead ceiling \* Spacious modern kitchen overlooking family/dining \* Kitchen offering stainless steel appliances, composite stone bench tops, wide waterfall breakfast bar, crisp modern cabinetry, recessed double sink, wide fridge space and generous pantry \* Spacious paved patio overlooking synthetic lawn covered backyard \* Ample room for any alfresco or outdoor living improvements (STPC) \* 3 spacious bedrooms, all with quality carpets, ceiling fans and robe amenities \* Master bedroom with security roller shutters, walk-in robe and ensuite bathroom \* Bedrooms 2 and 3 with built-in robes \* Clever 3 way bathroom with wide open vanity \* Walk-through laundry with exterior access \* Double garage with auto panel lift doors plus rear access roller door \* Direct interior access to the home from the garage \* Ducted reverse cycle air-conditioning \* Rainwater tank \* Ample off-street parking in a wide paved driveway \* Solar system installed Centrally located within easy reach of all desirable facilities. Greenacres Reserve is just around the corner with its open spaces, tennis courts, sporting clubs, barbeque area, exercise equipment, basketball ring and playground, perfect for the younger family and a great place for your daily exercise. Northgate & Greenacres Shopping Centres will provide an outstanding shopping experience with modern amenities and a family friendly atmosphere and public transport is only a short walk away on Hampstead Road. Nearby unzoned primary schools include Enfield Primary, Hillcrest Primary & Hampstead Primary. The zoned secondary school for this address is Roma Mitchell Secondary College. Quality private schooling in the local area includes Our Lady of the Sacred Heart College, Cedar College and Heritage College. For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 637. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. **DISCLAIMER:** We have in preparing this document using 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. RLA 326570