

# 7 Greengate Close, Northgate, SA 5085

**HARRIS**

## House For Sale

Wednesday, 29 November 2023

7 Greengate Close, Northgate, SA 5085

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 446 m2**

**Type: House**



Daniel Oliver  
0400877705



Daniel Stewart  
0435764255

**\$800k**

Located in a private and reserve-facing cul-de-sac with immediate access to Northgate shopping precinct, Cedar College and public transport, this flawless four-bedroom residence is perfectly positioned for a blissful family life on Greengate Close. Custom built by Rossdale Homes in 2005 and encompassed by other modern homes of the same generation, the immaculate streetscape extends from a neutral brick façade to secure double garaging, granting internal access to flexible footprint configured to elevate the day-to-day family standard. Positioned peacefully to the front of the home, the master retreat occupies generous proportions, naturally extending to a walk-in closet and ensuite. Porcelain tiles lead through to a formal lounge and three further bedrooms, each boasting built-in robes and central access to a three-way main bathroom, forming a perfect zone for the younger generation. Taking pride and place at the open plan heart of the home, you'll find spacious quarters to come together whilst relaxing and dining, showcasing a gourmet kitchen that functionally features Blanco gas cooktop, dishwasher, ample shaker cabinetry and walk-in pantry. Extending from here, the patio allows you to both entertain and enjoy a peaceful morning cuppa with a secluded and sunny disposition – completely low maintenance to ensure the enjoyment of your downtime is truly maximised. Even more to love:

- Great investment potential
- Newly installed 6.1kW solar system
- Ducted evaporative cooling & gas heating
- Split system to family room
- Irrigated garden beds
- 250m to bus stop
- Zoned for Roma Mitchell Secondary College
- Moments to Cedar College, St. Paul's College & Hillcrest Primary
- Proximity to shopping amenities, North Adelaide, Norwood Parade & the CBD

Specifications: CT / 5922/604 Council / Port Adelaide Enfield Zoning / GN Built / 2005 Land / 446m<sup>2</sup> Frontage / 15m Council Rates / \$1,158pa Emergency Services Levy / \$166.40pa SA Water / \$192.40pq Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Hillcrest P.S, Northfield P.S, Hampstead P.S, Avenue College, Roma Mitchell Secondary College

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