

# 7 Gwendoline Court, Coromandel Valley, SA 5051



## House For Sale

Thursday, 9 November 2023

7 Gwendoline Court, Coromandel Valley, SA 5051

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 768 m2**

**Type: House**



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**\$800,000 - \$880,000**

Come and live with a surprise outlook across the Valley, and in a no-through street without overhead power-lines and where kids can play safely. Gwendoline Court is so convenient to the popular Coromandel Valley Primary School, the famous Duck Inn, and Blackwood Village is a short drive. Think of walking down the road where you can enjoy the amazing environment of the Sturt River Linear reserve. It really is position perfect! On a beautiful 768sqm parcel of land, this Tudor Home was built in 1989 and lives on the high side of the street. At the top of the paved driveway is a secure and large double-carport under-main-roof with direct entry inside. The elevation provides a sunny aspect and a distant outlook from the front, while out the back - the private yard setting is well established over two terraced levels. There is a large open paved area for outdoor living, and a lawn area where children and the family hound can play to their heart's content. Inside is simply a beautiful home. The main living areas are spacious downstairs, while the three large bedrooms retreat upstairs, with all areas freshly painted and carpeted. All light-filled bedrooms enjoy an outlook and share a main bathroom with a separate toilet. The main bedroom has a walk-in robe, while bedrooms two and three have good robe storage too, and there is ducted evaporative cooling throughout. The traditional formal dining adjacent to the entry is a versatile room that could potentially work as bedroom four, or it could certainly be the library-home-office. On the other side of the entry foyer, a sunken lounge is the perfect separate living space - it is private from the main living areas and has its own unique character with feature high ceilings and leadlight windows. When the day is done, what spot to relax! The main living area with its natural slate floor is a great space where family comes together. It is ideally open-plan - a Blackwood Timber kitchen looks out to the backyard, there are several spots for the everyday dining table - either next to the kitchen or centred in front of leadlight windows with access to the terrace, and there is a good space for lounging around the TV. The kitchen has plenty of storage and good bench areas to work with, there is a dishwasher, gas cooktop, Bosh oven and built in microwave. It's good to see potential in a home; if a second bathroom is on the wish list, the laundry and separate second toilet downstairs has the very real scope to create a second bathroom. And further; if you love the position and can see yourself growing into this home - the Seller has previous plans to build onto the home above the garage and take advantage of those views! 7 Gwendoline Court presents a fabulous buying opportunity. Here is your chance to secure a home full of character and in a position that is so peaceful and yet so convenient. Make It Yours!