

# 7 Yutika Court, Surrey Downs, SA 5126

CENTURY 21

## House For Sale

Saturday, 13 January 2024

7 Yutika Court, Surrey Downs, SA 5126

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 656 m2

Type: House



Kel Palin

0412809397

**\$617,000 to \$637,000**

This may be your dream home in Surrey Downs. The space inside has been cleverly designed. Whether you are looking at that added Family Room, teenager's retreat, or your own spacious bedroom/sitting room we have what you need. Featuring in addition a great size study nook, with cupboards to work from home. This is a pleasure to present, situated at the end of a cul-de-sac in a quiet location, yet so close to major shopping complex at Golden Grove, just minutes away. This home oozes space and design. The property features :-3 Bedrooms, r/c air conditioner in a 3.9 x 6.57 Main bedroom with sliding door to rear, ceiling fans and BIR's to the further two bedrooms. Spacious Lounge/ Dining room with r/c air conditioning, gas connection ready for gas heating and ducted evaporate throughout. The kitchen offers plenty of cupboard space, double sink, gas cooking and view to the gardens. You will love the 9.2m x 5.9m pergola area, for lazy days, morning coffee, fruit trees, garden shed, manicured gardens, lawn areas and there is also a side gate entrance to the side of the home. Also featured, timber blinds, paved rear, bath and shower garden shed, two rain water tanks, one plumbed, double carport, great storage areas and approximately 2.6kw Solar. Walking through reserves also just minutes away, is also a bonus. Transport, Schools, it's all here. We look forward to welcoming you to your new home. While every endeavour has been made to verify the correct details in this publication, neither the Agent nor the Vendor accepts liability for any error or omission. RLA: 293324 realestatebarossa, barossa, century 21 Barossa, real estate Kapunda, real estate nuriootpa, real estate angaston, real estate tanunda, century 21, realestate, 21century real estate, 21st century