

**8/2 Maygar Place, Golden Grove, SA 5125**

**House For Sale**

Wednesday, 10 January 2024



8/2 Maygar Place, Golden Grove, SA 5125

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Graeme Brown  
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Bligh Tressider  
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## **Auction \$470,000**

**Auction Location:** On Site Nestled in a desirable location at the end of a quiet cul-de-sac, this beautifully presented, low maintenance home provides a great opportunity for those seeking a secure and private property without compromising on comfort and location. Boasting panoramic views, spacious internal living and an open plan kitchen/dining area that flows seamlessly to the outdoor entertaining area and manicured rear yard. Located in the ever-popular suburb of Golden Grove and just a short stroll away from the beautiful Goldenfields Reserve with its wonderful greenery and excellent recreation facilities. Whether you are looking for an entry level home to live in within this in demand area, wanting to downsize close to outstanding local amenities or searching for a quality investment property, then this stylish and spacious homette could be the one for you. First floor comprising:- Master bedroom with walk-in robe, Juliette balcony and ceiling fan- Bedrooms 2 and 3 with built-in robes- Central main bathroom with separate shower and bath- Linen cupboard for extra storage- Ducted air conditioning Ground floor comprising:- Large lounge room flooded with natural light - Contemporary galley kitchen featuring a puratap, ample cupboard space and complete with a breakfast bar- Dining area adjacent kitchen with split system air conditioner- Separate laundry and a second toilet for added convenience- Outdoor entertaining area with shade sail - Low-maintenance backyard with grass area and garden shed- Secure garage with roller door and both internal and rear access through additional roller door- Solar panels and heat pump water heater for potential energy cost savings Superbly located only minutes away from all the shopping and entertainment that The Grove Shopping Centre and Westfield Tea Tree Plaza have to offer. Within walking distance to public transport options, a variety of local parks and excellent public and private schools including Gleeson College, Pedare Christian College, Golden Grove High School and Primary School. Within a short drive to all of the restaurants and cafes that Cosmopolitan Prospect Road has to offer. Easy walk to the bus, a full range of sporting facilities including Broadview Oval and beautiful parks. Only a few minutes' drive to multiple shopping centres including the Walkerville centre, Sefton Plaza and Northpark Shopping Centre. Close proximity to some of Adelaide's best public and private schools. All this and only 6kms (approximately) to the City, North Adelaide shops, cafes, restaurants and to the Adelaide Oval precinct. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174