

**8/21 Roycroft Place, Golden Grove, SA 5125**



**Unit For Sale**

Monday, 27 May 2024

8/21 Roycroft Place, Golden Grove, SA 5125

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: Unit**



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**\$445,000 - \$485,000**

Where green spaces and leisure come together, discover this Golden Grove unit that epitomises meticulous care and serene living. Directly adjacent to the vibrant Goldenfields Reserve with its tennis courts, skate park, and playground, this property promises a lifestyle that celebrates the great outdoors right on your doorstep. This charming home offers two bedrooms, each a cozy haven of comfort. Soft carpeting invites warmth, while built-in robes provide ample storage and ceiling fans stir a gentle breeze. In the master bedroom, an electric roller shutter affords privacy and tranquility, while blinds, both block-out and sheer, grace the windows of both bedrooms for customisable light and privacy. At the centre, the open plan kitchen, living, and dining rooms flow effortlessly into one another. The living room, with its plush carpeting, ceiling fan, and generous window, basks in natural light. An electric roller shutter and a split system air conditioner cater to your comfort, irrespective of the seasons. The kitchen, a tiled delight, features a functional U-shape design and laminate benchtops. Culinary enthusiasts will revel in the dual Omega ovens, a Dishlex dishwasher, and a Schott Ceran brand electric induction stove top. A walk-in pantry ensures ingredients and cookware are always within reach. Continuing the home's tiled theme, the bathroom is both stylish and practical. The single vanity and generous shower complement a bathtub, while the skylight above showers the space in soft filtered light. A separate toilet adds an element of convenience, keeping the bathroom free for indulgent soaks or morning routines. The laundry, adorned with the same tiles as the kitchen and bathroom, offers a sink, vertical storage cupboard, and direct access to the outside—a testament to the home's thoughtful layout. Step outside into a tidy backyard, where a paved undercover alfresco area awaits to host evening soirees. Cafe blinds offer protection and privacy, creating a private space that can be enjoyed in all weather conditions. A single carport ensures your vehicle is kept safe and sheltered, while the grassed area, complete with a small garden shed, provides a slice of low maintenance greenery. This Golden Grove unit is a sanctuary in a suburb renowned for its community spirit and natural beauty. Offering a life of comfort and convenience, with the promise of leisure right at your doorstep, it's the perfect haven for those seeking the tranquility of suburban living within a modest, no fuss, minimalistic abode. Additional features include:

- Built in 1994
- Light, bright and airy interiors
- Pedestrian side gate access to the rear of the property
- Roll down blinds on most windows throughout
- Additional under cover BBQ or storage area in the rear
- Nearby schools include: Golden Grove Primary School, Pedare Christian College, St Francis Xavier Regional Catholic School, Our Lady of Hope Catholic School, Golden Grove Lutheran School, Gleeson College, King's Baptist Grammar School, The Heights School

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.