

8 Brabham Crescent, Gulfview Heights, SA 5096



House For Sale

Saturday, 11 May 2024

8 Brabham Crescent, Gulfview Heights, SA 5096

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 713 m2

Type: House



Andrew Rose
0421988597

UNDER CONTRACT BY ANDREW ROSE

Introducing this charming family residence, represented by Andrew Rose from LJ Hooker, nestled in the heart of Gulfview Heights. Built in 1973, this home is an ideal fit for first-time buyers, growing families, or savvy investors alike. Boasting a generous frontage of approximately 35m and occupying a spacious 713m² (approx.) allotment, it offers ample room for comfortable living. Beyond the welcoming facade lies a delightful double carport, a rear verandah overlooking the lush garden, complete with a convenient garden shed. The meticulously maintained grounds reflect the care lavished upon this property by its current owners. Step inside to discover an inviting lounge area, complemented by four bedrooms, two bathrooms, and an additional toilet. An extra family or games room ensures there's space for everyone to unwind and entertain. The heart of the home is the centrally located kitchen featuring an island bench, gas cooktop, and stainless steel dishwasher. Neutral tones throughout create a harmonious ambiance, with every detail taken care of to provide a turnkey living experience. Features you will love: - Evaporative Cooling less than 2 years old - Solar System - Double garage - Large 35m Frontage - Separate Family/Games Room - BIR's in bedrooms 1 and 2 - Floating Floors installed in the last 18 months - Specifications: CT / 5066/693 Council / Salisbury Built / 1973 Land / 713m² (approx) Frontage / 35.05m (approx.) Easements / YES refer to title for information Estimated rental assessment / \$680-\$710 per week This residence boasts an ideal location for families, with numerous schools, shopping centers, and parks conveniently nearby. Keller Road Primary School and Gulfview Heights Primary School are within walking distance, while popular retail destinations like Airport City Parafield, Salisbury East Shops, and The Grove Shopping Centre are just a short drive away. The Adelaide CBD is a mere 30-minute drive, Westfield Tea Tree Plaza can be reached in 12 minutes, and nature enthusiasts can explore Morialta Conservation Park's scenic waterfalls within a 25-minute drive. Outside, the expansive frontage and rare large block offer ample space for children and pets to roam freely. With its blend of comfort, convenience, and spacious living, this home presents an unmissable opportunity for those seeking a beautiful family residence. Don't miss out - schedule your viewing today! Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA155355