

# 9 Aspen Court, Golden Grove, SA 5125

**HARRIS**

## Sold House

Tuesday, 27 February 2024

9 Aspen Court, Golden Grove, SA 5125

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



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**\$762,400**

Introducing 9 Aspen Court, Golden Grove, a stunning property proudly presented by Matt Ashford and Harris Real Estate. This immaculate residence boasts a desirable three-bedroom, two-bathroom layout with a single garage in a split-level design. Nestled in the highly sought-after Parkwood Estate, its prime location directly opposite a park with a playground sets the stage for a family-friendly lifestyle. Upon arrival, you're greeted by meticulously landscaped front gardens featuring irrigation systems and artificial lawn, setting a tone of elegance and low-maintenance living. Stepping inside, the home unveils its charm with 2.7-meter ceilings throughout the hallway, leading seamlessly to the rear of the property. The master bedroom, positioned at the front of the floor plan, offers a haven of luxury with a his and hers walk-in robe, a lavish ensuite, and exquisite pendant lighting. Down the hallway, two guest bedrooms feature built-in robes and elegant chandelier lighting, conveniently located adjacent to the three-way main bathroom boasting a separate toilet, bath, and spacious vanity. At the heart of the home lies the open-plan meals, living, and kitchen area, designed for modern living and effortless entertaining. The kitchen exudes sophistication with an island bench, pendant lighting, overhead cupboards, and high-quality stainless steel Smeg appliances, including a gas cooktop. A butler's pantry adds practicality and convenience to the culinary space. Double sliding doors seamlessly connect the living space to the tiled alfresco area, complete with a ceiling fan and a decked patio overlooking the artificial lawn and established gardens. Whether it's hosting gatherings or simply unwinding outdoors, this space offers versatility and tranquility. Throughout the property, plush carpeting graces the bedrooms while porcelain tiles adorn the living areas, combining comfort with durability. Quality fixtures and fittings, along with premium window treatments, elevate the aesthetic appeal and functionality of every room. More fantastic features sure to impress;- Internal access from the garage for your convenience- Ducted reverse cycle air conditioning throughout for year round comfort- Laundry complete with built-in cupboards and bench trough- Instant gas hotwater system with temperature control- Close to schools, shops and public transport Don't miss the opportunity to call 9 Aspen Court home, where luxury, convenience, and style converge to offer a truly exceptional living experience. Contact Matt Ashford and Harris Real Estate today to arrange your private inspection and secure your slice of suburban paradise. Specifications: CT / 6098/872 Council / Tea Tree Gully Zoning / GN Built / 2014 Land / 300m<sup>2</sup> Frontage / 10m Council Rates / \$1,915pa Emergency Services Levy / \$143.70pa SA Water / \$169.37pa Estimated rental assessment: \$590 - \$640 p/w (Written rental assessment can be provided upon request) Nearby Schools / Golden Grove P.S, Surrey Downs P.S, Fairview Park P.S, Golden Grove H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409