

9 Birkdale Grove, West Lakes, SA 5021



Sold House

Thursday, 26 October 2023

9 Birkdale Grove, West Lakes, SA 5021

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 653 m2

Type: House



Larry Finis



Denis Bajraktarevic
0421915013

\$1,190,000

Please note: there will be no price guide representation made.[Home to be Sold @ Auction] Recent Sales available.This modern Colonial style home has so many family memories enjoyed by the owners, but now it is time for a new family to move in, renovate and enjoy.Prominently located on a corner position, just steps to the lake and opposite the Birkdale Grove reserve. Solid brick in construction downstairs and brick veneer upstairs. Built to the highest standards in 1986, with an emphasis on quality as a standard feature at the time. A large, but easy-care home, offering formal/informal living and dining areas, the family room seamlessly combines with the undercover pergola area for all year round entertaining.Accommodation is spacious and versatile, with the main bedroom, en-suite and walk in robe situated downstairs, whilst the other 2 bedrooms, bathroom and a living area are located upstairs. The 4th bedroom/study downstairs has a built-in desk/cupboards, or utilise as an office, the choice is yours.The third bathroom downstairs caters for the family/living areas.Large solid timber kitchen can cater for the growing family, being adjacent to the meals area and lets not forget the family room with it's own built-in bar/wine rack. Benefits and features:- 4 bedrooms, or 3 bedrooms, study/office- en-suite and walk-in robe to main- formal lounge- formal dining- large Gourmet kitchen overlooking the meals/family room with bar- upstairs lounge/living- undercover pergola/entertaining area- reverse cycle ducted air-conditioning [not working]- 3 bathrooms, 3 toilets- 2 gas wall heaters- r/c split system aircon - security and internal intercom system [not known if working]- double garage, with internal access- low maintenance gardensPlease note: the property will be Sold as is.A truly impressive home and located only steps to the lake, Westfield Shopping Centre, only minutes to the sandy beaches of Tennyson and Grange,Golf courses in close proximity, transport, schools and all facilities.Call me Larry Finis on 0400 600 422 for more info..!RLA 288738FOR DEFINITE SALE..! [Recent Sales will be supplied on request]To be AUCTIONED SATURDAY 11th November @ 12pm open from 11.30am on-sitePLEASE NOTE:THE FORM 1 AND SEARCHES: VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT BELLE PROPERTY WEST LAKES 75/155 BREBNER DRIVE WEST LAKES SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION OR 30 MINUTES PRIOR TO THE AUCTION STARTING