

9 Clinker Circuit, Golden Grove, SA 5125

House For Sale

Tuesday, 5 December 2023

9 Clinker Circuit, Golden Grove, SA 5125

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 300 m2

Type: House



Ryan Smith

0488013112

\$575,000-\$629,000

****Please note: At vendors request we will not be holding any private viewings prior to the first open inspection on the 9th of December 2023 at 11:00am. Thank you for your understanding.**** Welcome to the epitome of suburban comfort in Golden Grove! Nestled in a peaceful neighbourhood, this meticulously designed 3-bedroom home boasts an array of features that cater to both comfortable and practical living. As you approach the house, a manicured garden and a welcoming porch set the tone for what lies inside. The contemporary facade is a blend of warm earth tones and modern design, creating a visually appealing exterior. As you enter, you're greeted by laminate floors and a long hallway that takes you through to the heart of the home. The open-plan kitchen, dining, and living area deliver a bright space for the family to gather. The sleek kitchen offers an abundance of storage space and is complete with laminate benchtops, a walk-in pantry for extra storage, fridge provision, an electric oven, a 4-stove cooktop, and a breakfast bar. Adjacent to the kitchen, the dining area overlooks the backyard through large windows, bringing the indoors out. The main lounge room serves as the perfect spot for relaxation or entertaining guests. Sliding glass doors lead to a paved alfresco area, extending the living space outdoors and providing an ideal setting for alfresco dining or enjoying the sunshine. The master bedroom is a quiet retreat, boasting a spacious layout, a walk-in closet, and an en-suite bathroom. The contemporary en-suite is equipped with a shower, vanity with storage, and toilet. The two additional bedrooms are well-appointed, featuring plush carpet throughout and built-in cupboards for extra storage. The second bathroom is conveniently located to serve the other two bedrooms and guests, featuring modern fixtures and a clean, contemporary design. A second lounge room, strategically located away from the main living area, offers flexibility and privacy. This space can be utilized as a home office, a playroom for the kids, or even a media room for movie nights and entertainment. The backyard is a haven for outdoor enthusiasts, with a landscaped garden, a spacious lawn, and a designated area for barbecues and outdoor gatherings. The single garage provides secure parking and additional storage space. This prime location ensures convenience, with proximity to excellent schools, shopping centres, walking trails, and efficient public transport. This home is what you've been looking for this haven that truly caters to your lifestyle.

ENTRY/HALLWAY: • Floating floorboards • Storage cupboard
LIVING AREA: • Carpet • Window with blinds
FAMILY AREA: • Floating floorboards • Double glass door to alfresco area
DINING AREA: • Floating floorboards • Window with blinds
KITCHEN: • Floating floorboards • Westinghouse Electric oven • Westinghouse Stainless steel 4-burner gas cooktop • Westinghouse Stainless steel range hood • Walk-in pantry with shelving • Double sink with mixer tap • Tiled splashback • Fridge provision • Microwave provision
MASTER BEDROOM: • Ensuite with shower, toilet, and vanity with storage • Walk-in robe • Carpeting
OTHER BEDROOMS: • Carpeting • Built-in robes • Blinds to windows
MAIN BATHROOM: • Tiles • Shower & bathtub • Glass shower screen • Vanity with cupboard storage • Separate toilet
CLIMATE CONTROL: • Ducted reverse cycle heating and cooling (Zoning for family, bedroom 1 & 2)
HOT WATER SYSTEM: • Instant gas hot water system
RESIDENCE CONSTRUCTION: • Brick Veneer construction • Tiled roofing
OUTDOOR ENTERTAINING: • Paved alfresco area • Exterior blinds • Established garden
LANDSCAPING: • Paved Alfresco • Established garden front and back • Gate access to back
STORAGE: • Single garage with roller door • Storage cupboard to the hallway • Storage in laundry
POWER, VISION & INTERNET: • NBN Available • Solar System