

9A Cowra Avenue, Gilles Plains, SA 5086

ALL ADELAIDE

House For Sale

Wednesday, 22 November 2023

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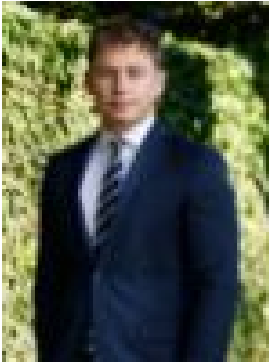
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 384 m2

Type: House



Blake Bryant
0476957176

Auction On site: Saturday 9th December at 5:30pm

Delightfully nestled within easy reach of local amenities and transport routes, this exciting modern home offers 4 spacious bedrooms and open plan living across a refreshing modern design that will appeal to the growing active family or wise investor. Enjoy the contemporary comfort of modern open plan design, enhanced by sleek tiled floors, fresh neutral tones and LED downlights, flowing effortlessly from a welcoming entrance hall through to a large combined living/dining room. A stylish modern kitchen seamlessly integrates within the living area, featuring sleek timber grain cabinetry, subway tiled splash backs, double sink with filtered water, wide breakfast bar, corner pantry, stainless steel appliances and plenty of cupboard space. Indoor and outdoor living blend perfectly together as you step from the living room to a generous alfresco verandah, the perfect spot for a Sunday barbecue or just soak up the spring sun. A large lawn covered backyard provides plenty of space for the kids and pets to play while established border gardens and a refreshing botanical essence. Fully integrated, automatic irrigation dripper system for front and rear yard. All 4 bedrooms are well portioned, all with quality floor coverings. The master bedroom features a bright ensuite bathroom and spacious walk-in robe. Bedroom 2 offers a built-in robe with mirror panel doors. A clever 3-way bathroom with wide open vanity will accommodate both residents and guests, while ducted reverse cycle air-conditioning ensures your year-round comfort and a 14 panel solar system keeps the energy bills low. A single garage with auto panel lift door will securely accommodate the family car and there's extra parking available for 2 more vehicles in a cleverly designed paved front yard, nestled behind an automatic sliding gate. A refreshing modern home that will appeal to the broader market. Briefly: * Modern 4 bedroom home on secure lock-up and leave allotment * Block size of approximately 384m² * Sleek tiled floors, fresh neutral tones and LED downlights to the living spaces * Large open plan family/dining room with integrated modern kitchen * Kitchen boasting sleek timber grain cabinetry, subway tiled splash backs, double sink with filtered water, wide breakfast bar, corner pantry, stainless steel appliances and plenty of cupboard space * Wide rear verandah, perfect for alfresco entertaining * Large lawn covered backyard with established border gardens * Fully integrated, automatic irrigation dripper system for front and rear yard * 4 generous bedrooms, all well portioned, all with quality floor coverings * Bedroom 1 with walk-in robe and ensuite bathroom * Bedroom 2 with built-in robe (mirror panel doors) * Clever 3 way bathroom with wide open vanity and separate toilet * Walk-through laundry with exterior access * Single lock-up garage with auto panel with door and interior access to the home * Ducted reverse cycle air-conditioning * 14 panel solar system * Garden shed and rainwater tank * Secure paved front yard with ample room for additional vehicle parking * Automatic sliding gate to the street

Delightfully nestled in a peaceful location, just across the road from Wandana Primary School & Oval. There are many other parks and reserves in the local area including Gillies Reserve, Valley View Golf Course & Bentley Reserve Dog Playground. Public transport is a short walk away to Wandana Avenue. Local schools include Wandana Primary School, Dernancourt Primary School, Modbury West and Ingle Farm East Primary Schools. Private education can be found nearby at Pinnacle College, Heritage College, St Pauls College & TAFE SA Gilles Plains. The zoned secondary school is Avenues College. Gilles Plains Shopping Centre is just down the road for your weekly groceries, with Gepps X, The Churchill Centre & Tea Tree Plaza also available for quality lifestyle shopping. A great opportunity to acquire a large family home on a desirable, traditional sized, allotment. Be sure to inspect!! 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. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.