

**1/13 Nicholas Court, Tea Tree Gully, SA, 5091**

**Boffo**

**Apartment For Sale**

Monday, 23 September 2024

1/13 Nicholas Court, Tea Tree Gully, SA, 5091

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Effortless Living in the Heart of Tea Tree Gully!

Presenting a fantastic opportunity for a lock-up-and-leave, cozy lifestyle in this light-filled home unit. Located in the serene suburb of Tea Tree Gully, this private and secluded two-bedroom home unit offers the perfect blend of convenience and comfort ideal for investors, downsizers, or first-time buyers looking to step into the property market.

Step inside to be greeted by a fresh, modern interior boasting on-trend finishes, setting the stage for effortless, low-maintenance living. The light-filled living area, adorned with LED downlights, timber-look floating floorboards and a flame effect heater suite, creates an inviting atmosphere. A charming bay window floods the space with natural sunlight and seamlessly connects to the dining and kitchen. The kitchen, designed for the modern culinary enthusiast, features an easy clean ceramic electric cooktop, stainless steel rangehood, full size dishwasher and a functional yet stylish layout.

Venture outside to the courtyard, a peaceful retreat perfect for enjoying your morning coffee while basking in the sun. Car accommodation is made easy with an attached carport, with an automatic roller door that provides courtyard access. Additional parking is available for guests and or second car on the long private use driveway. Conveniently located near public transport, schools, and reserves, this unit offers not just a home but a lifestyle of ease and accessibility.

Features that make this home special:

- Two well-sized bedrooms, with a built-in wardrobe/dresser in the main bedroom
- Charming, light-filled lounge featuring a beautiful bay window, character flame effect heater suite, sculptured cornices, reverse cycle split-system air-conditioning for year-round comfort and a three-point locking security screen door
- Open kitchen and meals area, also equipped with split-system air-conditioning (reverse cycle) for added comfort
- Stylish, timeless kitchen with a ceramic electric cooktop, subway tile splash back, stainless steel dishwasher and rangehood
- Functional bathroom with a bathtub, shower, and toilet with recently added quality Dorf brand shower head, new shower glass panel, mirrored shaving cabinet and double towel rail
- Laundry with convenient external access
- Low-maintenance, paved courtyard, perfect for relaxing
- Handy tool shed for additional storage
- Single carport with automatic roller door and sensor light fitted
- Additional parking on long private use driveway
- Recently installed R5 Earth Wool ceiling insulation adds energy efficiency and extra comfort
- Private rear yard with high and secure fencing
- NBN Box, Wi-Fi router and wired data points included
- Future ready with a dedicated electric vehicle charging port with charging/tariff timer included

Superbly located within walking distance to St Agnes Shopping Centre and a short drive to all the shopping and entertainment that Westfield Tea Tree Plaza has to offer. Close walking distance to, local shops and Anstey hill walking trails. In close proximity to a variety of excellent public and private schools, including Tea Tree Gully Primary school, Banksia Park Primary, Banksia Park High, St Agnes Primary and St David's Parish. Easy access to the CBD via the O'Bahn at Tea Tree Plaza Interchange or simply walks to the bus stop on Hancock Road.

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The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

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