

# 1A Heitmann Court, Tea Tree Gully, SA 5091

## Duplex/Semi-detached For Sale

Thursday, 11 July 2024



1A Heitmann Court, Tea Tree Gully, SA 5091

Bedrooms: 2

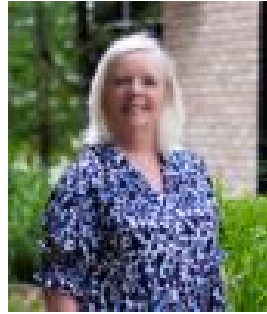
Bathrooms: 1

Parkings: 1

Type: Duplex/Semi-detached



Sam Doman  
0412572602



Louise Miller  
0460006620

## Auction 10:30am 3rd August

Not open this weekend - First open Saturday 20th July! Welcome to 1A Heitmann Court, a beautiful double brick home nestled in the heart of Tea Tree Gully. Offered via a (NO PRICE GUIDE) Transparent Auction that the vendors are just happy to let the market decide the price on the day. As you step inside, you are greeted by a formal lounge room featuring a stunning bay window and a cozy gas heater. Adjacent to the lounge is a sophisticated formal dining room, ideal for entertaining guests. The expansive kitchen is a chef's dream, boasting abundant cupboard space, natural light, and a gas cooktop. The generous living area flows seamlessly into the backyard, where you'll find a beautifully landscaped yard complete with a Verandah. The master bedroom, located at the front, features another bay window and a walk-in wardrobe. The cleverly designed two way bathroom serves as an ensuite for the master bedroom. The laundry is spacious and practical, with ample bench space. It also offers direct access to the outside. Situated in a fantastic location, this home provides easy access to public transport, including the O'Bahn for a quick trip to the city. It's also close to St Agnes Shopping Centre, Tea Tree Plaza, and numerous quality public and private schools. For those who love the outdoors, the home is positioned opposite a which features a park perfect for the kids, an oval that is also used as a dog park and a tennis court. This home is also within walking distance to Kathleen Mellor Kindergarten, Anstey Hill Recreation Park and local favourites like the Gully Public House and Gardens and the Fox & Firkin Pub. More to love: ☑ Bright and inviting home ☑ Beautiful location ☑ 2 living areas ☑ Great size kitchen ☑ Double brick ☑ Great backyard ☑ Ducted evap cooling ☑ Gas HWSThe 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 1303 North East Road, Tea Tree Gully for at least three 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. DISCLAIMER: We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 29212