

16 Anne Marie Court, Golden Grove, SA 5125

House For Sale

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eclipse.
REAL ESTATE

16 Anne Marie Court, Golden Grove, SA 5125

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 725 m2

Type: House



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\$850,000 - \$895,000

Say hello to this solid brick, four-bedroom family home built in 1989 and meticulously maintained ever since. Nestled on a generous 725sqm* allotment, this Torrens Title gem has been tastefully updated and is ready for immediate occupancy, making it perfect for families or investors. Upon entering, the expansive front family room greets you with an immediate sense of spaciousness, bathed in natural light from a large window. Continue through to another spacious living area, made cozy with a heater—perfect for the current winter months. This second lounge features an open-plan layout, seamlessly connecting to the kitchen and an additional meals area, making it ideal for entertaining. The charming, well-maintained kitchen features a tiled splash-back, an electric cooktop, and an abundance of cabinetry, providing both functionality and style. But that's not all for the living spaces. A third living area can be accessed through the lounge, offering another expansive space for the family to spread out. With a built-in bar and three sets of glass sliding doors leading outside, this space is perfect for entertaining. Enjoy four generously sized bedrooms. The master bedroom, thoughtfully separated on the left wing of the home, stands out with a walk-in robe and ensuite, offering a true retreat for the homeowners. The ensuite does not sacrifice size, featuring a large corner bath for a luxurious soak and a double sink vanity. Two of the remaining three bedrooms come equipped with built-in robes for convenient storage. The main bathroom features a convenient 3-way layout with a separate toilet and a room with a shower, enhancing the practicality tailored for family living. Step outside to a charming setting, featuring a well-maintained stretch of lawn and a paved area, perfect for arranging outdoor furniture and soaking up the sunshine. Enjoy scenic views of the distant hills, adding to the serene ambiance. Located in a prime location within a charming pocket of Golden Grove, this property provides everything you need for an easy, comfortable lifestyle. Just a 15-minute stroll brings you to The Grove Shopping Centre, home to major retailers like Woolworths, Drakes and Big W, as well as numerous specialty shops. Around the corner, Wentworth Reserve, a lovely green space offers the perfect spot for Sunday picnics. Just down the street is a major bus stop-off point where several bus routes overlap, including those connecting to the Obahn, making commuting into the city effortless. For families, an impressive number of schools are within walking distance, including Gleeson College, Pedare Christian College, Pinnacle College, Golden Grove High School, and Golden Grove Primary School - making this location truly the complete package. Here's your opportunity to own an expansive family home in a fantastic location. Check me out:- Torrens Title, 1989 built- 725 sqm* allotment- Solid & secure four bedroom family home- Main bedroom with walk-in robe and ensuite- Front formal lounge and dining space- Open plan kitchen, meals and living area- Well maintained kitchen with electric cooktop and ample storage- Expansive third living area at rear of home with built-in bar- Practical bathroom with separate toilet and shower room- Built in robes to beds 2 & 3- Ducted air-conditioning throughout- Gas heater to main living area- Downlight's to living and bedrooms- Expansive outdoor area with neat lawn area- Secure double garage with internal access- And so much more... Specifications: CT // 5179/570 Built // 1989 Land // 725 sqm* Home // 250 sqm* Council // City of Tea Tree Gully Nearby Schools // Golden Grove Primary School, Golden Grove High School, Gleeson College, Pedare Christian School, Pinnacle College On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Joshua Faddoul - 0417 785 277 joshuaf@eclipse realestate.com.au Jayden Kirk - 0422 105 052 jaydenk@eclipse realestate.com.au RLA 277 085