

2 Karratta Street, Gilles Plains, SA 5086

ALL ADELAIDE

House For Sale

Wednesday, 10 July 2024

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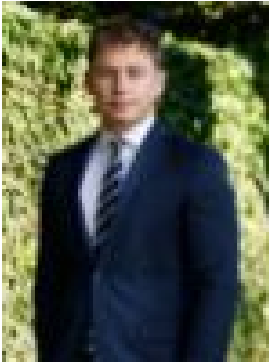
Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 283 m2

Type: House



Blake Bryant
0476957176



Paul Bateman
0422936645

Auction On Site: Saturday 27th July at 4:00pm

Perfectly positioned on a low maintenance corner allotment of approximately 283m², this refreshing, modern home will provide both security and comfort across a contemporary open plan design, ideal for those starting out, moving up from unit accommodation, downscaling retirees or investors looking for an "easy to rent" addition to their property portfolio. Crisp floating floors, fresh neutral tones and LED downlights create a desirable modern decor that flows effortlessly across a generous open plan living/family/kitchen area, the ideal space for every day casual relaxation. Generous living and dining areas provide ample room for your everyday lifestyle, while a quality appointed kitchen features timber grain cabinetry, island breakfast bar, stainless steel appliances, double sink with filtered water, tiled splash backs and plenty of pantry space. Both bedrooms are well proportioned, both double bed capable and both featuring fresh quality carpets and built-in robes. A bright main bathroom with separate bath and shower will cater for both residents and guests while a separate toilet and walk-through laundry complete a value packed interior. Outdoors offers a generous lawn covered rear yard with plenty of space for kids, pets and gardeners, completed by a handy garden shed and rainwater tank. Roller shutters to the north facing windows add value and comfort. A single carport with lock up roller door will securely accommodate the family car while an 8 panel solar system keeps the energy bills low and ducted reverse cycle air-conditioning ensures your summer comfort.

Briefly:

- * Modern low maintenance home on desirable corner allotment
- * Block size of approximately 283m²
- * 2 spacious bedrooms and open plan living
- * Generous lounge/dining/kitchen with ample room for every day comfort
- * Dining area with sliding doors to the rear yard
- * Quality appointed kitchen features timber grain cabinetry, island breakfast bar, stainless steel appliances, double sink with filtered water, tiled splash backs and plenty of pantry space
- * Both bedrooms of generous double proportion, both with built-in robes
- * Bright main bathroom with separate bath and shower
- * Separate toilet
- * Walk-through laundry with exterior access
- * Spacious laundry covered backyard with garden shed and rainwater tank
- * Ample room for future outdoor or alfresco improvements (STCC)
- * Single lock-up carport with auto roller door
- * Off street parking available in the driveway
- * Ducted reverse cycle air-conditioning throughout
- * Roller shutters to the main North facing windows
- * 8 solar panels for reduced energy bills

Quietly located within easy reach of the numerous parks and reserves in the local area including Wandana Reserve and playground just a short walk away. The Dry Creek Linear Reserve, Valley View Golf Course and Thomas Turner Reserve are all in the local area. Public transport is a short walk away to Wandana Avenue and Grand Junction Road, perfect for your daily commute. Local schools include Wandana Primary & Early Learning, (just a short walk away), St Pauls College, TAFE SA Gilles Plains, Pinnacle College, Dernancourt Primary School and the Colleges of Northgate. The zoned public secondary school is Avenues College. Gilles Plains Shopping Centre is just down the road for your weekly groceries, with Tea Tree Plaza also available for quality lifestyle shopping. 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.