

**22 Sedgwick Court, Golden Grove, SA, 5125**

**TURNER.**

**House For Sale**

Sunday, 18 August 2024

22 Sedgwick Court, Golden Grove, SA, 5125

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Xavier Davey  
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## The Perfect Family Entertainer's Home in the Envable Spring Hill Estate!

Auction Saturday 7th of September at 10:30am - Unless Sold Prior.

What a fantastic opportunity on offer in this prestigious pocket of Golden Grove. Nestled in a quiet cul-de-sac, amongst many desirable homes in the prestigious Spring Hill Estate, this home will cater for everyone. Boasting plenty of outdoor entertaining and flexible, spacious indoor living options, this comfortable abode will provide many years of enjoyment in this enviable location.

This beautifully presented four-bedroom home is set approximately on a 480sqm allotment. You will love the homely feel you get from the moment you arrive. At the front of the home is the master bedroom with ensuite & walk-in robe. A purpose built home office with built in desk and cabinetry and three further bedrooms with built-in robes follows and is serviced by a family bathroom with separate w.c and vanity. The fourth bedroom could also be used as a second living area, guest room or a home theatre, you decide!

At the rear of the home, you have the highly desired open plan kitchen / dining / living that opens out onto a magnificent outdoor entertaining area where you will share in many great times with your family and friends.

Suitable home for couples, growing and large families, downsizers or investors. Whatever you choose to do, this will make for a perfect home or a great investment for many years to come.

Main features:

- Wide entrance
- Generous master bedroom with ensuite, walk-in robe & ceiling fan
- Good size bedrooms two & three with built in robes
- Bedroom four / home theatre room with built in cupboards
- Home office / study with built in desk and cupboards
- Open plan kitchen / dining / living
- Kitchen with stainless steel appliances including dishwasher
- Huge, pitched pergola outdoor entertaining
- Ducted evaporative cooling throughout
- Ducted gas heating throughout
- Split system heating & cooling
- Ample storage
- Alarm
- 30 Panel Solar system
- Electric roller shutters
- Remote double garage with storage & internal access
- Lock up and leave low maintenance

Only minutes to multiple walking trails, Cobbler Creek, public transport, Goldfields Reserve, The Stables Shopping complex, The Grove (The Village) The Packing Shed & Highland Shopping Centres, Greenwith Primary School, Our Lady of Hope Primary School, Golden Grove Primary School, Kindergartens, Child Care Centres, multiple sporting clubs inc. Golden Grove Football Club and the choice of private and public senior schools inc. Gleeson College, Pedare, Golden Grove High and King's Baptist Grammar School.

Don't miss out on this amazing opportunity on offer. To register your interest, for more information or to be kept updated on the Auction campaign, please contact Xavier Davey by email or phone directly on 0422 001 529.

**\*\*Regarding price.** The property is being offered to the market by way of Auction. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price

instead providing recent sales data for the area which is available upon request via email or at the open inspection.\*\*

CT / 5411 / 329

Torrens Title

Year built / 2000

Land Size / 480sqm (approx.)

Council / City of Tea Tree Gully

Council Rates / \$2,254.95 p.a.

ESL / \$157.15 p.a.

SA Water / \$382.21 p.q. (approx.)

Rental Appraisal / \$680 - \$700 p/w

The Vendor's Statement (Form 1) will be available for perusal by members of the public:

(A) at the office of the agent 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.

Speak to TURNER Property Management about managing this property

#expectmore

RLA 62639