

# 22 Wanaka Court, Greenwith, SA, 5125

## House For Sale

Saturday, 31 August 2024

22 Wanaka Court, Greenwith, SA, 5125

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Alex Holyhrim  
0413566496

## NEAT AS A PIN!

Alex Holyhrim is proud to present this great opportunity in the highly sought after suburb of Greenwith which will be sure to tick all the boxes for years to come!

Ideally positioned in a quiet Court, this home has a versatile floor plan that will suit many buyers alike. With multiple living areas, there is an abundance of room for those with a growing family, perfect for those who are starting to wind down yet a sensational opportunity for first home buyers and the astute investor looking to capitalise on the growth that Greenwith will continue to deliver!

Offering a spacious plan floorplan of 170sqm (approx.) incorporating 3 bedrooms, 2 bathrooms, open plan rear living, spacious kitchen, separate lounge and dining, together with dual all-year-round entertaining areas - with all these features and more, you'll love nothing more than calling 22 Wanaka Court your new home!

Features that you'll love about this home:

3 generous sized bedrooms

- Master bedroom with ceiling fan, walk-in robe & ensuite

- BIR to bedroom 3

- Spacious kitchen featuring gas cooktop and oven, dishwasher, loads of bench space and a huge amount of storage options

- Open plan kitchen / rear living

- Main bathroom with separate toilet

- Multiple living areas

- Energy efficient ducted evaporative cooling

- Gas wall furnace and R/C split system to rear living

- Rear and side all year round outdoor entertaining

- Double garage with auto roller doors and internal access

- Garden shed

- Updated retaining sleepers to rear

- Instantaneous gas H/W

- NBN connected

And so much more

With its idealistic location, you'll wonder why you hadn't moved to Greenwith years ago! The Highland, Stables and Grove shopping centres are only a short distance away together with a variety of schools, primary and secondary - both public and private, medical centres, restaurants, cafes, sporting and fitness clubs, specialty stores, walking trails and parks. For those working in the heart of Adelaide, you'll be spoilt for choice with public transport literally only a minute from your front door!

Opportunities in this sensational part of Greenwith don't come around often and will be on the top of the list to inspect!

Call Alex Holyhrim on 0413 566 496 to register your interest.

Specifications:

CT / 5143/627

Council / Tea Tree Gully

Zoning / GN

Built / 1991

Land / 462m2 (approx)

Frontage / 14m

Council Rates / \$2607.40pa

Emergency Services Levy / \$136.85pa

SA Water / \$171.90pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Greenwith P.S, Surrey Downs P.S, Golden Grove H.S

Disclaimer: 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069