

# 24 Coconut Grove, Golden Grove, SA, 5125

## House For Sale

Tuesday, 1 October 2024

24 Coconut Grove, Golden Grove, SA, 5125

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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## Live the Good Life!

Proudly presented by Andrew Farnworth and Harris Real Estate, 24 Coconut Grove, Golden Grove offers a superb blend of comfort, style, and convenience in a highly desirable location. With attractive street frontage and a park with a shaded playground directly opposite, this home is perfectly positioned for families seeking both lifestyle and practicality.

Step inside to discover the formal lounge and dining area, an inviting space made comfortable year-round by ducted gas heating and evaporative cooling. This flows seamlessly through to the heart of the home, where the open-plan kitchen, meals, and family area provide ample space for family activities and entertaining. The kitchen is a chef's delight, featuring a stainless steel gas cooktop, oven, rangehood, double sink, built-in pantry, and plenty of bench and cupboard space for all your cooking needs.

The home offers true floorplan flexibility with multiple living areas, allowing the family to spread out and enjoy their own space. Down the hallway, you'll find the sleeping wing with four well-sized bedrooms. The master bedroom comes complete with a walk-through robe and ensuite, while bedrooms 2, 3, and 4 all boast built-in robes and easy access to the second bathroom, ensuring busy mornings run smoothly. A practical laundry completes the interior of this well-designed home.

Step outside to a large undercover verandah, perfect for entertaining guests while watching the kids and pets play on the expansive rear lawn. The double garage provides secure off-road parking and direct internal access, adding convenience and peace of mind.

Ideally located, this property is just a short distance from The Grove and Stables Shopping Centres, providing all your shopping needs. Public transport, a variety of schools including Pedare Christian College, Gleeson College, and Pinnacle College, and the stunning Anstey Hill Recreation Park are all within easy reach, making this home an ideal choice for family living.

Don't miss the chance to secure this fantastic home in Golden Grove! Contact Andrew Farnworth today for more information or to arrange an inspection.

### Specifications:

CT / 5925/542

Council / Tea Tree Gully

Zoning / GN

Built / 2003

Land / 706m<sup>2</sup> (approx.)

Council Rates / \$2,559.85pa

Emergency Services Levy / \$199.50pa

SA Water / \$147.10pq

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

Nearby Schools / Golden Grove P.S, Surrey Downs P.S, Fairview Park P.S, Banksia Park School R-6, Golden Grove High School

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