

35 Clinker Circuit, Golden Grove, SA, 5125

House For Sale

Thursday, 10 October 2024

35 Clinker Circuit, Golden Grove, SA, 5125

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Matt Sergeant
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Quality family living in The Settlement Golden Grove

Best Offers By 5pm Monday 21st Oct (USP)

Matt Sergeant and Harris Real Estate are excited to present 35 Clinker Circuit to the market. This stunning 4-bedroom family home is designed for both comfort and style, offering a modern and functional layout that caters to all your family's needs. This picturesque family home is amongst other quality homes in The Settlement Estate is conveniently located close to The Stables shopping centre, childcare and doctors.

As you enter through the large front door, you'll immediately notice the spacious master suite to the right. This serene retreat features an expansive walk-in robe and a large walk-in luxurious ensuite with a separate toilet and featuring a large spa bath, providing privacy and grandure. Moving down the wide hallway, you'll find a separate formal lounge room, perfect for quiet moments or entertaining guests.

The heart of the home is the open-plan kitchen, meals, and living area. The kitchen boasts an L-shaped island bench with expansive countertops, ideal for family gatherings and entertaining. It comes equipped with a gas cooktop, a Puratap water filter, and ample cupboard space. The living space seamlessly connects to the outdoor deck through large sliding glass doors, creating a perfect indoor-outdoor flow for year-round entertainment.

In their own private wing, the remaining three bedrooms all feature built-in robes, offering plenty of storage space. A central main bathroom and a separate toilet serve this wing, ensuring comfort for family or guests.

The outdoor area is perfect for entertaining in all seasons, with a covered deck that invites you to relax and enjoy the low-maintenance garden. The home is as striking on the outside as it is within, boasting impeccable curb appeal. The Aggregate concrete paths wrapping around the house, ties in seamlessly with the driveway, as well as the decking at the front porch matching the rear decking perfectly tying in the both outdoor spaces.

The extra spacious double garage gives the option for additional storage for this large family home.

35 Clinker Circuit is a beautifully presented home that offers a harmonious blend of style, comfort, and practicality. Don't miss the opportunity to make this fantastic property yours!

Property Features

- Double Garage, with aggregate driveway & aggregate paths around the home
- Ducted Reverse Cycle Air conditioning
- Puratap filtered water
- Crimsafe Security Doors
- Seperate study with the option to convert to additional bedroom

Best offers by 5pm Monday 21st October (unless sold prior)

Specifications:

CT / 6032/355

Council / Tea Tree Gully

Zoning / GN

Built / 2010

Land / 540m2 (approx)

Frontage / 18m

Council Rates / \$2,827.75pa

Emergency Services Levy / \$187.55pa

SA Water / \$226.33pq

Estimated rental assessment / \$700 - \$770 per week / Written rental assessment can be provided upon request
Nearby Schools / Greenwith P.S, Surrey Downs P.S, Fairview Park P.S, Banksia Park School R-6, Golden Grove H.S

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