

37 Greengate Close, Northgate, SA 5085

House For Sale

Thursday, 4 July 2024

37 Greengate Close, Northgate, SA 5085

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Rupinder Singh

Auction 27th July at 1pm (USP) P.G \$700,000

Showcasing 5-star family living in a location famous for its green urban spaces, this ravishing three bedroom residence features light and breezy indoor/outdoor living with captivating views across Greengate Close Reserve. This home beckons all buyers who appreciate flawless finishes, generous dimensions and inspired design with comfort at its core and nature at its door. Presented with impeccable street presence, the ground level encompasses formal and casual family living spaces, a masterchef-worthy kitchen, a laundry with storage and a guest powder room. Airy space and built-in storage is prioritised upstairs, where three cosily carpeted bedrooms welcome blissful slumber. The master enjoys ensuite provisions via two-way main bathroom access, along with a romantic balcony and a huge walk-in robe. Bedrooms two and three are spacious and feature built-in robes. Setting the scene for stylish outdoor entertaining is an expansive pitch-roofed pergola and a manicured easy-care yard, the ideal design for your weekend enjoyment with minimal maintenance. Highlights include:

- C.2008 two-storey design on 326sqm (approx.)
- Quiet location close to Cedar College
- Northgate Shopping Centre within a very short walk
- Single roller door carport with drive-through convenience
- Formal lounge with a leafy-green outlook across the reserve
- Spacious open plan living with a split system a/c
- Sizzling kitchen: breakfast bar, two pantries, dishwasher, gas cooktop
- Laundry with a linen storage cupboard
- Ground floor w/c
- Majestic master bedroom: walk-in robe, balcony, direct bathroom access
- Spacious 2nd and 3rd bedrooms with built-in robes
- Bath, shower, separate w/c
- Ducted reverse cycle air conditioning
- Floating floors downstairs, carpets upstairs
- Low maintenance gardens
- Garden shed
- Rainwater tank
- 3kw Solar Panels
- Zoned Hillcrest Primary School and Roma Mitchell Secondary College

Embrace not just inspired design and family-friendly modern living, but also an enviable lifestyle in this progressive location boasting green open spaces and waterways, local parks and playgrounds, easy public transport and vibrant local cafés. Property details: Land Size: 326 sqm approx. Living Size: 186 sqm approx. Title: Torrens Council: Port Adelaide Enfield Council Rate: \$1,444 p/a approx. ESL: \$135 p/a approx. SA Water: \$260 p/q approx. Estimated rental assessment: (written rental assessment can be provided upon request). 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 inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Harcourts St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 309533