

**4/47 The Grove Way, Salisbury Heights, SA, 5109**



**House For Sale**

Saturday, 10 August 2024

4/47 The Grove Way, Salisbury Heights, SA, 5109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Hi, I'm Light and Bright...

Say hello to effortless living in this contemporary three-bedroom home, where an open-plan layout and abundant natural light create a comfortable and inviting atmosphere.

This home is in a prime location just moments away from a host of amenities, offering a lifestyle of convenience and simplicity. Tucked privately off the street in a small group of similar homes and easily accessed from Radiata Grove, this residence ensures ultimate peace and privacy.

The charming facade warmly invites you inside, where a front lounge room greets you with plush carpet and two front-facing windows. Follow the hallway into the open-plan kitchen and dining area, destined to be the hub of everyday living. The bright and airy kitchen features ample storage, a tiled backsplash, and stainless steel appliances, including a gas cooktop.

Glass sliding doors invite you to step outside, seamlessly connecting the indoor and outdoor spaces. Here, a paved courtyard provides the ideal low-maintenance area for entertaining guests and soaking up the sunshine. A generous patch of lawn creates the perfect haven for children and pets, while a double carport ensure effortless storage.

Back inside, discover three well-sized bedrooms, each equipped with plush carpet. The master bedroom, thoughtfully situated at the front of the home, boasts a walk-in robe and stylish ensuite, creating a true retreat for homeowners. The remaining two bedrooms are located in the rear wing of the home and are serviced by a spacious main bathroom, complete with a corner shower, built-in bath, and separate water closet.

Location-wise, this home is hard to beat. Saints Shopping Centre is just moments down the road, offering a Foodland and an abundance of specialty shops and delicious eateries. The vast Cobbler Creek Recreation Park is also minutes away, practically becoming an extension of your front yard, offering serene walking trails, courts, playgrounds, and BBQ facilities for your enjoyment. With public transport on your doorstep, getting around Adelaide has never been easier.

### Check me out:

- Low maintenance home, built in 2004
- Three spacious bedrooms with plush carpet
- Primary bedroom with walk-in robe and ensuite
- Front formal lounge room
- Light-filled, open plan kitchen and dining area
- Kitchen with abundance of storage
- Stainless-steel appliances including gas cooktop
- Main bathroom with built-in bath and separate water closet
- Spacious laundry
- Ducted air-conditioning throughout
- Generously sized backyard with paved courtyard, stretch of lawn and garden shed
- Double carport
- Home is accessed through Radiata Grove
- A short stroll to peaceful Cobbler Creek Reserve and Saints Shopping Centre

### Specifications:

CT // 5920/620

Built // 2004

Land // 355 sqm\*

Home // 111 sqm\*

Council // City of Salisbury

Nearby Schools // Salisbury Heights Preschool, Tyndale Christian School, Salisbury East High School

On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed.

Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

Joshua Faddoul 0417 785 277  
joshuaf@eclipse\*\*\*

RLA 277 085