

40 Petworth Parade, Greenwith, SA 5125



House For Sale

Saturday, 29 June 2024

40 Petworth Parade, Greenwith, SA 5125

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 416 m2

Type: House



Rachel Lawrie

0428882864

Online Auction (USP)

ONLINE AUCTION UNLESS SOLD PRIOR | TUESDAY, 23RD JULY 2024 AT 6:00PM PRIVATE VIEWINGS WELCOME BY APPOINTMENT AFTER FIRST OPEN INSPECTIONS*This property is being auctioned with no price in line with current real estate legislation. The vendors have instructed us to provide no price guide and as a result, the agent is not able to guide or influence the market in terms of price. Should you be interested, we can provide you with a copy of recent local sales to help you in your value research.*We're thrilled to present this beautifully maintained family home, ideally located in the highly sought-after suburb of Greenwith. Just a stone's throw from The Stables Shopping Centre and within walking distance to numerous parks and reserves, this home offers the perfect blend of convenience and tranquillity. Families will appreciate the close proximity to both Greenwith School and Our Lady of Hope School, ensuring top-quality education options. City workers will benefit from easy access to public transport on Golden Grove Road, providing a smooth commute to the Adelaide CBD via the O'Bahn. This property is a prime opportunity for both families and investors seeking an exceptional location with excellent amenities. This home offers an abundance of space and comfort with multiple living areas designed to cater to the needs of a growing family. It features three generously sized bedrooms, including a master suite with an ensuite and a walk-in robe, providing a private retreat for parents. The heart of the home is the open plan kitchen and living area, perfect for family gatherings and everyday living. Step outside to find a large, paved pergola area, ideal for entertaining guests or enjoying outdoor meals in a serene setting. Situated on a low maintenance allotment of approximately 416m², this property allows you to enjoy your free time without the hassle of extensive yard work. This home perfectly balances space, convenience, and ease of living, making it an ideal choice for modern families. Features we love about this home:

- Two living areas
- Tiled through the main traffic areas
- Ducted reverse cycle air conditioning
- Spacious main bedroom with bay window located away from the remaining bedrooms for privacy
- Large verandah accessed off the family room
- Low maintenance gardens
- Secure double garage with access to the rear yard
- Additional off street parking for two cars
- Lovely peaceful location
- Surrounded by an abundance of nice parks, playgrounds and reserves
- Easy access to public transport
- Close to excellent public and private schools
- Excellent shopping facilities all close by
- An ideal investment property with good rental return

Don't miss the opportunity to view this property in person. For further information please contact Rachel Lawrie 0428 882 864 or rachel.lawrie@raywhite.com RLA281212