

**41A Wingate St, Greenacres, SA, 5086**



**House For Sale**

Friday, 16 August 2024

41A Wingate St, Greenacres, SA, 5086

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Rentals

0430140905

## Style, Space & Contemporary Open Plan Comfort!

Delightfully located just around the corner from Greenacres Reserve, within easy reach of all amenities and perfectly positioned on a pleasant, wide frontage allotment, this refreshing contemporary home offers 3 spacious bedrooms, open plan living, double garage and ample yard space.

Ducted air-conditioning will ensure your year-round comfort while sleek tiled floors, fresh neutral tones and LED downlights create a comfortable ambience for your everyday living.

Relax every day in a generous open plan, L-shaped living/dining area where a stylishly appointed kitchen seamlessly integrates. Cook in comfort with modern amenities including stainless steel appliances, timber grain cabinetry, double sink, wide breakfast bar and ample pantry space.

Natural light gently infuses through north facing windows that overlook a lush and leafy rear yard. There is plenty of scope for your future outdoor improvements and a tidy alfresco area to relax in the sun.

All 3 bedrooms are well proportioned, all offering fresh quality carpets and robe amenities. The master bedroom features a bright ensuite bathroom and a walk-in robe. Bedrooms 2 and 3 both provide built-in robes.

A central main bathroom and separate toilet provide modern amenities, along with a spacious laundry with rear access and ample cupboard space. A double garage with auto panel lift door will provide sheltered accommodation for the family cars, while 22 solar panels keep the energy bills low.

Perfect for those starting up, a great investment opportunity to enhance your portfolio or a peaceful downscale for your retirement years.

Briefly:

- \* Wide frontage open plan residence in family friendly area
- \* Just around the corner from Greenacres Reserve
- \* Sleek tiled floors, fresh neutral tones, LED downlights
- \* Generous open plan living/dining area with integrated kitchen
- \* Kitchen features stainless steel appliances, timber grain cabinetry, double sink, wide breakfast bar and ample pantry space
- \* Abundant natural light through north facing windows
- \* Lush and leafy rear yard with ample room for kids and pets
- \* Tidy alfresco portico plus room for outdoor improvements
- \* 3 spacious bedrooms, all double bed capable, all with robe amenities
- \* Bedroom 1 with walk-in robe and ensuite bathroom
- \* Bedroom 2 & 3 with built-in robes
- \* Bright main bathroom with separate bath and shower
- \* Separate toilet
- \* Spacious modern laundry with rear access sliding door
- \* Double garage with auto panel lift door
- \* Ducted reverse cycle air-conditioning
- \* 22 solar panels for reduced energy bills

Centrally located within easy reach of all desirable facilities. Greenacres Reserve is just around the corner with its open spaces, tennis courts, sporting clubs, barbeque area, exercise equipment, basketball ring and playground, perfect for the younger family and a great place for your daily exercise.

Local schools include Enfield Primary, Hillcrest Primary, Our Lady of the Sacred Heart College, Cedar College and

Heritage College. The zoned high school is Roma Mitchell Secondary College, while Avenues College is close by.

Northgate Plaza will provide an outstanding shopping experience with modern amenities and a family friendly atmosphere and public transport is only a short walk away on Hampstead Road.

A great opportunity to acquire a quality home in a desirable location! Be sure to inspect at your earliest convenience!

For more information, contact Brijesh Mishra on 0430 140 905 or Newton Do on 0422 341 446.

The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences.

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