

# 44 Satsuma Crescent, Golden Grove, SA, 5125



## House For Sale

Saturday, 12 October 2024

44 Satsuma Crescent, Golden Grove, SA, 5125

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Young, Attractive and Unattached

Nestled in the serene suburb of Golden Grove, in the popular 'Orchard Grove Village', this delightful home offers a perfect blend of comfort and convenience. With two separate living areas positioned at opposite ends of the residence, this property allows for versatile family living. Whether you're seeking a peaceful retreat or a space to entertain, these distinct areas provide ample room to cater to all your needs. The layout ensures that everyone has their own space to relax and enjoy.

Golden Grove is renowned for its community-oriented atmosphere and close proximity to nature. Just a short stroll away, you'll find the picturesque Cobbler Creek Reserve, an ideal spot for weekend adventures or leisurely walks. This location offers the best of both worlds: the tranquility of suburban life with easy access to outdoor activities. Golden Grove Primary School, Pinnacle College and Pedare Christian College are also nearby, making this an excellent choice for families.

### Internal

Beautiful Bay Window to front master bedroom

Gorgeous porcelain floor tiles to main traffic areas

Ducted reverse cycle air conditioning is app controlled through both the wall mounted tablet as well as any smart phone.

Updated chefs kitchen with huge Island bar creating additional work space, gas cook top with stainless steel range hood, Miele dishwasher and high gloss floor to ceiling cupboards

Pendant lighting enhances this attractive culinary work space.

Mains pressure gas hot water service

IXL tastic in each bathroom with heat lamps

Three ceiling fans (One in each bedroom) all with cordless remotes

Linen press to hallway

Drop-down stair unit to access a storage area in the ceiling space above the garage

### External

French doors open up to a Huge Alfresco entertaining area creating an almost seamless transition from indoor to outdoor living. Fitted with weatherproof PVC blinds for year round enjoyment.

Neatly established gardens with a strip of lawn, low shrubs and exposed aggregate

Security front screen door

Panel lift remote control door to garage.

6kw Solar electric system on the roof, free from obstruction by trees, achieving full capacity most days

If you love walking in the park like I do, this home will get you excited! just a few minutes and you're into Cobbler Creek, Orchard Grove reserve and playground.

Walk the dog, feed the birds and enjoy the scent of orange blossom and nature walks along kilometres of hike and bike trails that meander through the park amongst century old gum trees.

Your Local servo is down the street for those mornings you run out of milk! With The Stables Shopping Centre a few minutes drive.

There is a bus stop literally around the corner so you can join the city commuters in the street utilising this service. If you prefer to drive, an estimated 30 minutes and you are in the CBD.

The children can walk to Primary school at Golden Grove or Pinnacle College and public and Private Secondary Schools are a short bike ride away.

Close proximity to local Sporting Clubs and facilities including Harpers Field recent upgrades

10 minutes and you are at Westfield Tea Tree Plaza, Cinema and restaurant precinct.

For more information or to register your interest give me a call or send an email enquiry to [len.allington@spartners.com.au](mailto:len.allington@spartners.com.au)