

**52 Spinnaker Circuit, Sheidow Park, SA 5158**



**House For Sale**

Wednesday, 26 June 2024

52 Spinnaker Circuit, Sheidow Park, SA 5158

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Rod Smitheram

0882928300

## Auction (USP)

Welcome to 52 Spinnaker Circuit, Sheidow Park, a charming family home that promises comfort, convenience, and a vibrant lifestyle. Nestled in the growth suburb of Sheidow Park, this property boasts an impressive array of features designed to meet the needs of a growing family in a great neighbourhood. As you approach the property, you will be greeted by the easy-care front yard, with plenty of room for the kids to kick the footy, complemented by tinted windows that offer both privacy and energy efficiency. The expansive carport provides ample space for multiple vehicles, ensuring convenience for the entire family. Step inside to discover a spacious lounge area with a gas fire heater, perfect for cozying up during the cooler months. The evaporative air conditioning and ceiling fans throughout the home guarantee comfort during the summer. The heart of the home lies in the open-plan living area, where the kitchen, dining, and living spaces seamlessly connect. The kitchen is well-appointed with modern appliances, ample cabinetry, and a view of the beautifully maintained backyard, making meal preparations a delightful experience. The adjacent dining area is perfect for family meals or entertaining guests. The master bedroom features a walk-in robe and an ensuite for added luxury. The home's layout includes three additional generously sized bedrooms, two of which are equipped with built-in robes, offering plenty of storage space. One of the standout features of this home is the large verandah, ideal for alfresco dining and outdoor gatherings. Overlooking the lush garden and the sparkling swimming pool, this space is perfect for summer barbecues and relaxing weekends. The property also includes two sheds, providing additional storage or workshop space. The home is equipped with an 18-panel solar system, promoting energy efficiency and reducing electricity costs. Roller shutters offer an added layer of security and insulation, ensuring peace of mind and comfort year-round. Located near the Hallett Cove Shopping Centre, this home offers convenient access to a variety of retail, dining, and entertainment options. A short drive will take you to the beautiful beaches, perfect for weekend outings and family fun. The nearby Hallett Cove train station provides direct access to the CBD, making commuting a breeze. Families will appreciate the proximity to quality schools such as Sheidow Park Primary, Reynella East College, St Martin de Porres, and zoning for Seaview High School. Mere steps from two local parks will ensure the kids are never bored! 52 Spinnaker Circuit is more than just a house; it's a place where you can create lasting memories and enjoy the best of what up and coming Sheidow Park has to offer. Don't miss the opportunity to make this delightful property your new home.

**What we Love:**

- Great front yard layout
- Spacious lounge area with gas fire heater
- Evaporative air conditioning and ceiling fans throughout
- Open-plan living area connecting kitchen, dining, and living spaces
- Well-appointed kitchen with modern appliances and ample cabinetry
- Beautifully maintained backyard view from the kitchen
- Master bedroom with walk-in robe and ensuite
- Three additional generously sized bedrooms, two with built-in robes
- Large verandah ideal for alfresco dining and outdoor gatherings
- Lush garden and sparkling swimming pool
- Two sheds providing additional storage or workshop space
- 18-panel solar system for energy efficiency
- Roller shutters for added security and insulation
- Expansive carport accommodating multiple vehicles
- Convenient location near Hallett Cove Shopping Centre
- Short drive to beautiful beaches
- Close to Hallett Cove train station with direct CBD access
- Proximity to quality schools: Sheidow Park Primary, Reynella East College, and zoning for Seaview High School

**Auction:** Sunday, 14th July 2024 at 12.30pm

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.