

58 Goodwin Circuit, Golden Grove, SA, 5125



House For Sale

Friday, 30 August 2024

58 Goodwin Circuit, Golden Grove, SA, 5125

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

2 Storey Comfort in Desirable Lifestyle Locale. Superb Entertaining.

Perfectly positioned in a low traffic, no through road cul-de-sac, this exciting 2 story residence features both formal and casual living areas across a generous 3 bedroom design. Nestled on a generous low maintenance allotment of 262m², the home is within easy walking distance to Golden Grove Shopping Centre, Goldfields Reserve, local schools and public transport.

Relax in the spaciousness of a bright formal lounge, welcoming us as we enter the home and providing a great space to watch the telly or receive your guests. A large combined family/dining room provides that valuable 2nd living area and a great space for your everyday relaxation. Natural light gently infuses through clever window placements, while sliding doors open to an impressive gabled pergola, the perfect spot for your alfresco entertaining.

A bright modern kitchen offers country style cabinetry, tiled splashbacks, stainless steel appliances, stonelook bench tops, corner pantry, sink with filtered water and a wrap-around breakfast bar, offering a creative and appealing space for your daily meal preparation.

An oversize single garage with auto roller door will accommodate the family car and there is plenty of extra storage area for your seldom used goods. A traditional laundry, under stair storage and powder room complete a value packed ground floor.

Upstairs boasts 3 generous bedrooms, separate toilet and clever two-way bathroom with open vanity. The master bedroom offers a spacious walk-in robe and direct access to the bathroom. Bedrooms 2 and 3 both provide built-in robes plus there is some additional roof storage.

With a great location so close to all local amenities and appealing living spaces designed for daily comfort, this exciting new offering is bound to appeal.

Briefly:

- * Impressive 2 story residence in fabulous lifestyle locale
- * Great location within walking distance to Golden Grove Shopping Centre, Goldfields Reserve, local schools and public transport
- * Spacious formal lounge with floating floors
- * Large tiled open plan family/dining room
- * Bright country style kitchen offers tiled splashbacks, stainless steel appliances, stonelook bench tops, corner pantry, sink with filtered water and a wrap-around breakfast bar
- * Sliding doors from family room to alfresco entertaining
- * High gabled pergola over fully paved and landscaped patio
- * 3 spacious bedrooms to the upper level, all double bed capable, all with robe amenities
- * Bedroom 1 with walk-in robe and direct access to a clever two-way bathroom
- * Bedrooms 2 and 3 both with built-in robes
- * Bedroom 2 with study desk
- * Upstairs toilet and ground floor powder room
- * Oversize single garage with auto roller door and ample storage cupboards
- * Under stair and roof storage areas
- * Ducted evaporative cooling
- * Walk-through laundry with ample cupboard space
- * Easy care 262m² allotment

Located in the heart of Golden Grove in a no through road cul-de-sac. The Goldenfields Playground and Reserve plus The Golden Grove Skate Park are within easy walking distance, perfect for kids & teens.

Local shopping is a pleasure at Golden Grove Village, also a short walk away, with Tea Tree Plaza close by for your designer and speciality goods. Public transport is at your doorstep on The Grove way, or catch the Park & Ride to the city from Golden Grove Village.

The zoned Primary School is Golden Grove Primary and the zoned high school is Golden Grove High, just around the corner. Other local schools include Our Lady of Hope School, Pedare Junior School, Fairview Park Primary, Wynn Vale Primary, Pedare Christian College & Gleeson College.

A genuine opportunity to purchase a quality family home in a highly sought location.

Inspection will impress!

Specifications:

CT Reference / 5110/122

Council / City of Tea Tree Gully

Zone / General Neighbourhood

Year Built / 1993

Land Size / 262 m² approx

Council Rates / \$2072.10 per annum

SA Water Rates / Supply \$78.60 & Sewer \$105.74 per quarter + usage

Emergency Services Levy / \$148.45 per annum

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Disclaimer.

If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy.

Professionals Manning Real estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.

Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents.

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 281289