

# 6 Hickory Court, Golden Grove, SA 5125

**HARRIS**

## House For Sale

Wednesday, 10 July 2024

6 Hickory Court, Golden Grove, SA 5125

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



Andrew Farnworth  
0433963977



Matt Ashford  
0497449525

## Contact Agent

Best offers by 12pm Wednesday 16th July (unless sold prior) Proudly Presented by Andrew Farnworth and Harris Real Estate, 6 Hickory Court, Golden Grove is a Six Star Energy home designed for modern, eco-friendly living. Enjoy a comfortable lifestyle and lower power bills while residing in a highly sought-after pocket of Golden Grove. This contemporary home features three bedrooms, with the master bedroom offering a walk-through robe leading to a private ensuite with a rainfall showerhead in the semi-frameless shower. Bedrooms 2 and 3 are equipped with built-in robes, providing ample storage. The stylish three-way main bathroom is both functional and modern. The heart of the home is the open-plan meals and family area, overlooked by a sleek kitchen with stainless steel appliances, a dishwasher, and an island bench. A unique built-in computer desk to the right of the kitchen adds a practical workspace, making this home ideal for families and professionals alike. High-quality fixtures and fittings, vinyl floorboards, and carpets throughout enhance the home's appeal. Year-round comfort is assured with ducted reverse cycle air conditioning, while the single king-size automatic garage with internal access offers secure and convenient parking. The undercover entertaining area is perfect for hosting guests, and the alarm system adds an extra layer of security. 6.64kw of solar ensures your power bills stay low. The low-maintenance front and rear yards feature drought-tolerant plants and artificial lawns, allowing you to enjoy the outdoors without the hassle of constant upkeep. The property is also fitted with Foxtel outlets and is National Broadband Network (NBN) connected. The fresh paint internally means the home is move in ready. Located within walking distance to the O-Bahn, this home provides easy public transport access to the CBD. An already established park with a playground and shelter is just across the road, making it a perfect spot for families. The home is also conveniently close to both private and public schools, Golden Grove Shopping Centre, and just a 10-minute drive to Tea Tree Plaza. Don't miss this opportunity to own a modern, energy-efficient home in a prime location. Contact Andrew Farnworth today for more information or to schedule an inspection.

Specifications: CT / 6086/10 Council / Tea Tree Gully Zoning / GN Built / 2012 Land / 300m<sup>2</sup> (approx) Frontage / 10m Council Rates / \$1,934.75pa Emergency Services Levy / \$150.80pa SA Water / \$179.68pa Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Golden Grove P.S, Surrey Downs P.S, Fairview Park P.S, Golden Grove H.S

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069