

**685 North East Road, Gilles Plains, SA 5086**



**House For Sale**

Wednesday, 10 July 2024

685 North East Road, Gilles Plains, SA 5086

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 660 m2**

**Type: House**



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## Auction Saturday 27th July 2:15pm (USP)

Delightfully nestled on a generous traditional allotment of 660m<sup>2</sup>, this appealing upgraded residence features 3 spacious bedrooms and generous living areas across a desirable 5 main room design. Younger buyers looking for space to grow and room to move will certainly find the large allotment appealing, while investors looking for value and returns should also add this one to their inspection list. Considerate upgrades to the home offer contemporary comfort and a fresh modern ambience. Relax in a spacious living room where a wall air-conditioner and gas space heater create a cosy atmosphere, or step on through to a large, combined kitchen/dining room, the ideal space for your everyday meals. Appealing upgrades to the kitchen feature sleek custom tiled splash backs, stainless steel appliances, crisp modern cabinetry, double sink with filtered water, stone look bench tops and ample pantry space. The home boasts 3 generous bedrooms, all of good proportion. All bedrooms offer security roller shutters to windows ensuring a peaceful night sleep, while other main windows offer security screens for your peace of mind in comfort. Bedrooms 1 and 2 both provide built-in robes. An upgraded bathroom, separate toilet and walk-through laundry complete a value packed interior. Outdoors features a full width rear verandah, a great space to relax alfresco style as the kids to play on the large lawn covered backyard. 20 solar panels and ducted reverse cycle air-conditioning will ensure year-round comfort and low energy bills, while a two-car tandem carport and single galvanised iron garage offer sheltered accommodation for the family cars. Boasting value, appeal and comfort, this desirable family home is well worth an inspection. Briefly: \* Upgraded family home on generous 660m<sup>2</sup> block \* Perfect starter for the younger family or ideal investment for wise entrepreneurs \* 3 spacious bedrooms and generous living areas across a 5 main room design \* Light filled living room with wall air-conditioner and gas space heater \* Combined kitchen/dining room \* Kitchen features sleek custom tiled splash backs, stainless steel appliances, crisp modern cabinetry, double sink with filtered water, stone look bench tops and ample pantry space \* All 3 bedrooms with polished timber floors and security roller shutters \* Security screens to main windows \* Bedrooms 1 and 2 with built-in robes \* Upgraded, bright and modern bathroom \* Separate toilet \* Walk-through laundry with exterior access \* Full width rear verandah overlooking a large lawn covered backyard \* Two-car tandem drive-through carport \* Single galvanised iron garage plus additional garden shed \* Rainwater tank \* Ducted reverse cycle air-conditioning \* 20 solar panels for reduced energy bills \* Tesla Powerwall (13.5 kWh) battery backup that allows you to utilise solar energy during night time Perfectly located within easy reach of schools, shops, and public transport. The Valley View Par 3 Golf Course, popular Dry Creek Linear Park & Bentley Reserve are all in the local area. Foodland Valley View & Gilles Plains Shopping Centre are both nearby for your daily and weekly groceries while Westfield Tea Tree Plaza is a short drive away for world class specialty and designer shopping. Local unzoned primary schools include Wandana Primary, Avenues College, Dernancourt R-7 & Modbury West School. The local zoned high school is Avenues College. Quality private schools in the area include St Pauls College, Heritage College and Cedar College. \*Please note that this property is currently tenanted. See lease details below; Current Rent: \$550 per week Lease Type: Fixed Lease End Date: 12/09/2024 For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 637. 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. DISCLAIMER: We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326547