

**9 Gove Road, Enfield, SA, 5085**

**HARRIS**

**House For Sale**

Wednesday, 14 August 2024

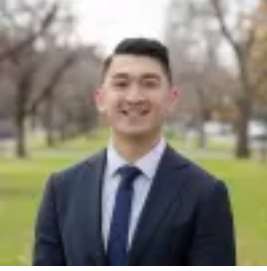
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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Clinton Nguyen

## A Picture-Perfect Base for Bright New Beginnings

Light-filled charm, solar-powered contemporary comfort and beautiful open-plan entertaining gliding over solid timber floors there's little more you can ask for if you're an ambitious couple or growing family eager to get your foot in Adelaide's thriving market. Not to mention a stone's throw to local schools and a bee-line to the inner-north's vibrant social and shopping scene where Sefton Plaza and Prospect Road deliver all your trendy cafés, restaurants, bars and boutiques claiming this family-friendly home is an opportunity not to let slip through your fingers.

Right from the start, enjoy its picture-perfect picket-fence frontage, kid and pet-friendly rear lawns overseen by a cosy porch inviting tranquil morning coffee routines and lazy afternoons, while inside captures plenty of lifestyle ease with its bright and airy 3-bedroom footprint, stylish modern bathroom, and conversation-ready kitchen letting you wine and dine friends as you serve and scan across this lovely open and airy space.

With no need to lift a finger, 9 Gove Road is move-in ready and ripe for the brightest of futures!

Features you'll love:

- Light, bright and airy open-plan living, dining and kitchen combining for one beautiful entertaining hub, perfect for hosting friends or relaxing with loved ones
- Contemporary foodie's zone featuring great bench top space and abundant cabinetry, gas oven and stove top, as well as easy company while you cook and views into the backyard
- Charming back porch overlooking the neat and tidy backyard where gravel paths, raised garden beds and easy-care lawns provide all the ingredients for low maintenance ease with room to play
- Generous master bedroom featuring wide windows, ceiling fan, BIRs and AC
- 2 additional ample-sized bedrooms, both with ceiling fans
- Updated and on-trend bathroom featuring elegant floor-to-ceiling tiles, separate WC
- Practical laundry with storage, AC in main living and bill-busting solar system
- Beautiful frontage with picket-fencing, established greenery, classic property-wide porch and sandstone paved driveway with secure carport and auto roller door
- Easy reach to both Enfield Primary and St Gabriel's for hassle-free morning commutes
- Zoned for Roma Mitchell Secondary only minutes away

Sitting a quick 10-minute zip from the CBD by way of car or bus, convenient schooling options, along with a raft of shopping hubs at your disposal, ranging from Churchill Centre, the aforementioned and bustling Sefton Plaza & Target and super popular Prospect Road, to the bright lights of North Adelaide itself, this delightful home delivers the dream start!

Specifications:

CT / 5913/359

Council / Port Adelaide Enfield

Zoning / GN

Built / 2004

Land / 346m2 (approx)

Frontage / 19.04m

Council Rates / \$1104.30pa

Emergency Services Levy / \$166pa

SA Water / \$153.70pq

Estimated rental assessment: \$550 - \$580 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Blair Athol North B-6 School, Enfield P.S, Northfield P.S, Prospect North P.S, Roma Mitchell Secondary College

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