

9 Stratford Way, Northgate, SA 5085

HARRIS

House For Sale

Wednesday, 26 June 2024

9 Stratford Way, Northgate, SA 5085

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 439 m2

Type: House



Dylan Lynch
0431896146



Georgie Todd
0420492936

\$850k

Auction Wednesday 17th July 1:30pm The full trifecta of form, function, and finesse, 9 Stratford Way delivers endless scope for your next era. From sleek rendered frontage elevated by feature brick detailing and wrapped with easy-care gardens, to a floorplan that prioritises privacy and space to spread out simultaneously, no detail has been missed in creating a framework you can grow into, and not out of. Dual living areas are ready to be set up exactly as you like, with central lounge set for movie night (BYO popcorn), while vast family room is canopied by coiffured ceilings and overseen by contemporary kitchen for seamless flow. Combining ultra-wide gas cooktop, walk-in pantry, and ample bench space, open plan positioning makes it simple to supervise homework or try out a new recipe without breaking the conversation. Sliding doors unite indoors and out, connecting to alfresco entertaining area certain to host everything from weekend brunch to extended family Christmas Day. Overlooking rear yard with northern orientation and low maintenance design, it's an outdoor retreat that ticks all the boxes without adding to the chore list. Promising a restful night's sleep, a generous main bedroom is complete with box bay window, walk-in robe, and serene ensuite, creating the perfect parents' retreat. Three additional spacious bedrooms are tucked quietly away in their own wing, family bathroom with wide vanity, bathtub, and corner shower servicing all with a space equipped for the morning rush or evening bath times. Weekends spent outdoors are easy, with a quick walk delivering you to Butler Grove, Northgate, or Vickers Vimy Reserves, while Walking distance to Woolworths Northpark Centre and a short drive away to Coles Greenacres Shopping Centre. Close to schooling options, including Northfield, Hillcrest, and Hampstead Primary Schools, Roma Mitchell Secondary College, and numerous private schooling options, while it's only 20 minutes to the CBD for streamlined school run and commute. Set up, settle in, start thriving. The next chapter looks exceptional. More to love: • Solar panel system • Secure double garage with internal and rear pedestrian access • Additional off-street parking • Separate laundry with exterior access • Ducted reverse cycle air conditioning • Easy care tiles and plush carpets • Ceiling fans • Garden shed • Gas port to alfresco entertaining area Specifications: CT / 6120/279 Council / Port Adelaide Enfield Zoning / GN Built / 2005 Land / 439m² (approx) Frontage / 12.9m Council Rates / \$1,520.80pa Emergency Services Levy / \$160.35pa SA Water / \$222.10pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Northfield P.S, Hillcrest P.S, Hampstead P.S, Avenues College, Enfield P.S, Roma Mitchell Secondary College 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 | 226409