

**9 Yulan Ct, Greenwith, SA, 5125**



**House For Sale**

Tuesday, 1 October 2024

9 Yulan Ct, Greenwith, SA, 5125

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



Tony Minopoulos

0882840055

## STUNNING & SPACIOUS 4 BEDROOM EXECUTIVE FAMILY HOME!

VERANDAH ENTERTAINING AREA / 6.6KW SOLAR PANEL SYSTEM

Perfect presentation, fussy folk live her!

Tony Minopoulos & the award winning team at Ray White Craigmore is proud to present this spacious 4 bedroom family home to the market.

To make an offer on this property please use the link below;

<https://docs.google.com/forms/d/e/1FAIpQLSegHdu605zLAaSAb1ioPjNO4P1b45p3LeZQPcXYcWFwxokhWQ/viewform>

Features Include;

- \* Bedrooms 2, 3 & 4 all with built-ins
- \* Deluxe chefs kitchen with stainless steel appliances, gas hot plate, electric oven, canopy range hood, built-in coffee machine, dishwasher, pantry cupboard & Pura Tap
- \* 3 main living areas
- \* Formal living & dining area
- \* Spacious family room
- \* Large lounge
- \* Ducted air conditioning throughout
- \* Gas wall furnace heater
- \* Timber flooring through main living areas
- \* Modern carpets to all bedrooms
- \* Quality window treatments through home
- \* Quality light fittings & LED down lighting
- \* Renovated 3 way bathroom with shower cubicle, spa bath, vanity & linen cupboard
- \* Separate toilet
- \* NBN internet available
- \* 6 modern ceiling fans through home
- \* Large laundry with benchtops & under bench built-in
- \* Instant gas hot water system
- \* Double garage with auto roller doors
- \* Double concreted driveway
- \* 2nd gravelled driveway room for boat, car or caravan
- \* Stunning verandah entertaining area
- \* 6.6kw 24 solar panel system
- \* Front & rear security doors
- \* 620m<sup>2</sup> allotment
- \* Small toolshed
- \* Manicured front & rear landscaped gardens
  
- \* Council rates - \$2,300 per year
- \* Rental potential - \$700 per week approx

Truly a stunning well presented 4 bedroom family home set in a quiet court location. Set amongst quality established homes, close to local schools, shopping centres, sporting ovals, walking trails & bus route. All genuine offers welcome!