

**Lot 4 /34 Shelley street, Firle, SA 5070**



**Sold House**

Friday, 1 December 2023

Lot 4 /34 Shelley street, Firle, SA 5070

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 235 m2**

**Type: House**



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## Contact agent

Delightfully located at the rear of a brand-new group of only 4 homes, this wonderful double story residence offers a refreshing contemporary lifestyle with open plan living and 4 bedrooms flowing across a vibrant and appealing design. A great location at the rear of the group means that you get some extra yard space for your outdoor entertaining and alfresco relaxation, while secure double garaging will accommodate the family vehicles. Enjoy contemporary open plan living in a spacious combined family/dining room where a stylish modern kitchen overlooks. Cook the family meals as you interact and socialise, or just keep an eye on the kids. Sliding doors open to a delightful alfresco pergola, nestled amongst a wraparound rear yard with a vibrant plantings. Upstairs boasts 4 spacious bedrooms. A clever design to the master suite allows for a very large walk-in robe with ample hanging and cupboard space, plus a bright ensuite bathroom with dual vanities. Bedrooms 2 & 3 both provide built-in robes and both of good proportion. A spacious main bathroom with freestanding bath and a separate toilet will cater for the busy family. Offering a modern lifestyle with contemporary conveniences, this outstanding new home is well worth your further inspection. Briefly: \* Fabulous double storey, new home in desirable rear of group location \* Generous outdoor space with wraparound gardens \* Alfresco pergola overlooking the rear yard \* Open plan living/dining with kitchen overlooking \* Quality kitchen with contemporary amenities including double sink, island bar, corner pantry and modern appliances \* Spacious laundry with under bench appliance area and external access door \* Handy ground floor toilet \* Double garage with internal access to the home \* Under stair storage area \* Spacious retreat/2nd living room to the upper level \* 4 generous bedrooms, all of good proportion \* Master bedroom with large walk-in robe and modern ensuite bathroom \* Bedrooms 2 and 3 with built-in robes \* Bright main bathroom with freestanding bath \* Separate upstairs toilet \* Rainwater tank Perfectly located close to all amenities. The Gums Recreation Reserve and local shopping at K-Mart Firlie and Glynburn Plaza are within walking distance for your convenience. Tranmere Village Medical Centre, Trinity Gardens Tennis Club and the Third Creek Linear Park are also in the local area. Elite zoning to Trinity Gardens Primary School will suit the younger family while the teens will enjoy their zoning to Norwood Morialta Middle & High School Campuses. Quality private education can be found locally at St Josephs School, Pembroke School & Loreto College. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Ray White Norwood are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection. Disclaimer: The renders are for advertising purposes only, buyers are advised to speak to the builder to final renders. Property Details: Council | Norwood Payneham & St Peters Zone | HDN - Housing Diversity Neighbourhood \\ House | 207sqm (Approx.) Land | 235sqm (Approx.) Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pq