

1/12 Cuneo Place, Golden Grove, SA, 5125



Townhouse For Sale

Friday, 30 August 2024

1/12 Cuneo Place, Golden Grove, SA, 5125

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse

Location, Location, Location!

Ray White is proud to present 1/12 Cuneo Place, Golden Grove.

THE LOCATION: Located in the heart of Golden Grove, this home is nestled in a peaceful no-through road cul-de-sac, directly across from Strickland Park and surrounded by serene parks and lush reserves including Golden Fields and Cobbler Creek-an ideal spot for families. Local shopping is a breeze at Golden Grove Village, which features an abundance of cafes, restaurants, and stores just a short walk away. For more extensive shopping, Tea Tree Plaza and Saints Shopping Centre are close by, offering designer and specialty goods. Public transport is conveniently located on The Grove Way, with connections through the Obahn bus-way. Alternatively, you can catch the Park & Ride to the city from Golden Grove Village, reaching the Adelaide CBD in just 23kms.

Esteemed local schools include Our Lady of Hope School, Pedare Junior School, Fairview Park Primary, Wynn Vale Primary, Pedare Christian College, and Gleeson College. The zoned primary school is Golden Grove Primary, and the zoned high school is Golden Grove High, both just around the corner. This is a genuine opportunity to purchase a quality family home in a highly sought-after location.

THE RESIDENCE: Originally built in 1993 and tastefully updated throughout, this three-bedroom home is sure to impress. The stunning front facade features neatly maintained hedges and lawns, with views of the hills and Strickland Park from the yard. The property includes a secure carport plus a driveway for off-street parking.

Step inside to discover a modern oasis, freshly painted with sleek timber laminate flooring and beautiful floor-to-ceiling sheer curtains that add a touch of elegance to the space. A split system air conditioner ensures year-round comfort. The spacious and light-filled kitchen and meals area has been updated with new cabinetry, a large pantry with modern black finishes, a dishwasher, electric cooktop, and wall-mounted oven. The laundry, conveniently located off the dining area, includes a downstairs powder room and toilet.

Upstairs, the carpeted floors add warmth to the space, and ducted evaporative cooling keeps the home comfortable during the warmer months. The three bedrooms include a master bedroom with a walk-in robe, and the other two bedrooms feature built-in robes. Bedrooms 1 and 2 are fit with roller shutters, private balconies and sheer curtains, perfect for enjoying a morning coffee with hill views. The two-way bathroom has been modernized with a coastal color scheme and a heat light, serving as an ensuite to the master with a separate toilet for added convenience.

Outside, the rear yard is perfect for expansive outdoor entertaining, featuring a paved pergola, neat lawns, a clothesline, and a garden shed for additional storage.

FEATURES:

- Secure carport
- Updated kitchen
- Two-way bathroom
- Freshly painted interior
- 1993 build, tastefully updated
- Built-in robes in bedrooms 2 and 3
- Garden shed for additional storage
- Neatly maintained front and rear yards
- Paved pergola for outdoor entertaining
- Second toilet downstairs for added convenience
- Roller blinds and modern sheer curtains throughout
- Private balconies for bedrooms 1 and 2 with hill views
- Sleek timber laminate flooring and carpeted bedrooms
- Spacious master bedroom with walk-in robe and balcony

- Split system air conditioning and ducted evaporative cooling
- Ideal location close to shops, public transport, and esteemed schooling

This is a remarkable opportunity in the prime location of Golden Grove, and it should not be overlooked. For all enquiries, please contact James Aubert.

Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection.

Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigation.