

1/11 Hammond Ct, Golden Grove, SA, 5125



House For Sale

Saturday, 16 November 2024

1/11 Hammond Ct, Golden Grove, SA, 5125

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Raywhite Rentals
0430140905



Monique Kingsada

Premium Start-up or Investment in Fabulous Lifestyle Locale!

Perfectly positioned in a great location, just across the road from the outdoor amenities of Goldenfields Park, so close to public transport and within walking distance to Golden Grove Village, this exciting unit offers 2 spacious living areas and ample yard space across a generous 3-bedroom design.

Wise investors looking for value and returns will love the low maintenance and easy rent ability in a great location, while younger buyers starting out who desire room to move and space to grow will certainly be intrigued by this unique offering.

Sleek timber grain floating floors, fresh neutral tones and ambient natural light to create a refreshing living space that flows effortlessly from a generous front living room through to a bright everyday casual area at the rear of the home.

A vibrant central kitchen offers stone look bench tops, stainless steel appliances, sleek tiled splashback's, double sink, ample cupboard space and a raised breakfast bar to the family room.

All 3 bedrooms are well proportioned, all offering ceiling fans for your everyday comfort. The bedroom 1 provides a built-in robe and direct access to a clever 2-way bathroom with separate bath and shower.

A handy separate toilet and walk-through laundry with exterior access complete a value packed interior, while a large lawn covered back yard offers ample room for the kids to run and play and plenty of space for any future alfresco improvements (STPC).

The home is completed by a single carport with lock-up roller door, ducted evaporative cooling and to gas wall furnace.

Briefly:

- * Rare entry-level or investment unit in fabulous lifestyle location
- * Great location across the road from Goldenfields Park
- * Walking distance to Golden Grove Village
- * Easy access to public transport
- * 2 living areas and 3 spacious bedrooms
- * Generous lounge with ample natural light
- * Crisp floating floors and fresh neutral décor
- * Spacious family/meals with sliding door to the rear yard
- * Bright central kitchen offers stone look bench tops, stainless steel appliances, sleek tiled splashback's, double sink, ample cupboard space and a raised breakfast bar to the family room
- * All 3 bedrooms with ceiling fans
- * Bedroom 1 with built-in robe and direct bathroom access
- * Clever 2 way bathroom with separate bath and shower
- * Walk-through laundry with exterior access
- * Separate toilet
- * Large lawn covered back yard with ample room for future and alfresco improvements (STPC)
- * Single carport with lock-up roller door
- * Perfect investment or ideal starter

Located in the heart of Golden Grove in a no through road cul-de-sac. The Goldenfields Playground and Reserve plus The Golden Grove Skate Park are within easy walking distance, perfect for kids & teens. Local shopping is a pleasure at Golden Grove Village, also a short walk away, with Tea Tree Plaza close by for your designer and specialty goods.

Public transport is at your doorstep on either The Golden Way or The Grove Way or catch the Park & Ride to the city from Golden Grove Village.

The local zoned primary school is Golden Grove Primary School and the zoned high school is Golden Grove High School. Local private schools include Our Lady of Hope School, Pedare Junior School, Pedare Christian College, Gleeson College, Golden Grove Lutheran School and Our Lady of Hope School.

*Please note that this property is currently tenanted. See tenancy details below:

Lease Type: Periodic

Current Rent: \$550 per week

For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 637.

The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences.

DISCLAIMER: We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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