

17 Clinker Circuit, Golden Grove, SA, 5125

HARRIS

House For Sale

Sunday, 3 November 2024

17 Clinker Circuit, Golden Grove, SA, 5125

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Troy Law



Scott Moon

For the entertainers & forward planners, herein marks an incredible forever family move.

Best offers by 2:00pm Tuesday 12th November (unless sold prior)

Immaculate in stature and style at the crest of a quiet, no-through circuit, there are reasons galore why this family entertainer's first and only owners have stayed, improved, and hosted here for 14 years...

It might start with the 2010 design's endless living options: from the formal lounge room off entry, to the home theatre adjacent the open plan family room, and the upstairs retreat offering enormous stretch to all four robed and carpeted bedrooms.

Thoughtful family design is a huge focus to this fastidiously kept low care allotment.

In 2017, the semi-enclosable, all-weather outdoor living room arrived, staging year-round indoor/outdoor comfort against café blinds and a stacked stone feature gas fireplace – an invaluable lifestyle extra that extended the already outstanding family home.

Featuring subtle two-tone style, the kitchen gleams in full support offering Caesarstone benchtops, walk-in pantry storage, gas cooktop and an all new dishwasher and 900mm stainless steel oven.

For the trade or car enthusiast, secure side vehicle access guides the ute, caravan or trailer to a rear garage/workshop, allowing tandem parking for two more cars in addition to the double garage.

Upstairs, parental space is unparalleled in a master wing drifting away to the luxe essentials: a huge walk-in closet, private TV time, a feature-tiled ensuite, and mornings drawn to treetop balcony views.

There's no end to the attributes making life a breeze: a guest powder room, under stair storage, ceiling fans and ducted R/C air conditioning throughout, low-care landscaping, and a peace of mind security system.

Lifestyle perks are just walking distance away in Woolworths, Café Aroma, and the Adelaide Metro bus stop, in a location well known for its tranquil parks, playgrounds, and leisure trails.

Your axis also adds a host of sporting clubs, popular public and private schools including Golden Grove Primary, Golden Grove High School, Pedare and Gleeson Colleges, and King's Baptist Grammar - why make a temporary lifestyle move when Clinker Circuit can promise you forever...

It's a family-worthy modern marvel:

- One-owner, Torrens titled 2010-built family design
- Spectacular all-weather outdoor living addition (2017)
- Home theatre with provisions for suspended projector & big screen
- Alarm security
- Dual side-by-side garage with secure internal entry
- Undercover parking for 3 with room for a total of 6 secure off street parks
- 2.7m ceilings to main level
- Main floor guest powder room
- Ducted R/C A/C + feature gas fireplace to the alfresco
- Newly installed kitchen appliances including a 900mm AEG oven & ASKO dishwasher
- 950mm wide fridge provisions
- New LEDs to upstairs living & bathroom
- 6m x 3m powered rear shedding & side vehicle access

- Termite protection, as installed during the original build
 - Close to tranquil leisure trails
 - In easy reach of The Stables, The Packing Shed & Highland Shopping Centres
- And more...

Specifications:

CT / 6020/588

Council / Tea Tree Gully

Zoning / GN

Built / 2010

Land / 540m² (approx)

Frontage / 18m

Council Rates / \$3047.25pa

Emergency Services Levy / \$194.80pa

SA Water / \$234.10pq

Estimated rental assessment / \$750 - \$800 per week/ Written rental assessment can be provided upon request

Nearby Schools / Greenwith P.S, Surrey Downs P.S, Fairview Park P.S, Banksia Park School R-6, Golden Grove H.S

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