

**3 Erong Ave, Gilles Plains, SA, 5086**

**Boffo**

**House For Sale**

Thursday, 14 November 2024

3 Erong Ave, Gilles Plains, SA, 5086

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Jimmy Wu



Jackson Pinchbeck

## **Brand New Impressive Torrens Titled Home!**

Welcome to 3 Erong Avenue Gilles Plains, effortlessly stylish, brand-new Torrens Titled home, where modern design has been seamlessly paired with relaxed family living.

The layout is light filled and expansive with three bedrooms and a second living area. The heart of the home boasts an open plan kitchen, family and dining area that flows to the rear courtyard, where you can entertain with ease.

The contemporary theme flows through the home with stylish, black framed windows, matte black fixtures, gorgeous lighting and quality furnishings throughout.

Featuring a low-maintenance front and rear yards making it ideal for those who prefer easy upkeep. The single garage under the main roof adds convenience and security. Perfect for a modern lifestyle!

If you are looking for a low maintenance home with nothing left to do and want to save 18 months of build time, then this is the property for you.

Features that make this home special:

- Master bedroom complete with walk in robe and ensuite with ceiling to floor tiles
- Bedrooms two and three with built in robes
- Open plan, light filled family, kitchen and dining area with dual sliding doors that lead to rear courtyard
- Family area with built in TV unit
- Stunning kitchen with plenty of cupboard space, dishwasher, gas cooktop, island breakfast bar, walk in pantry and impressive splash back
- Stylish bathroom with large shower, separate bath and features floor to ceiling tiling
- Ducted air conditioning throughout
- Low maintenance rear yard with water tank
- Large front lawn area for the kids to play
- Single garage with electric panel lift door
- Large driveway for additional off-street parking
- 292sqm approximate allotment

The area is home to several reputable schools including St Paul's College, Wandana Primary School, and Pinnacle College. You'll also find parks, playgrounds, and recreational facilities nearby, making it easy to enjoy outdoor activities with family and friends.

Perfectly positioned to take advantage of local shopping centres and dining options. With public transport close by, commuting to the city or Tea Tree Plaza is a breeze.

Disclaimer: The internal images and floorplan advertised represent 3A Erong Avenue, Gilles Plains.

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