

3 Gurney Terrace, Enfield, SA, 5085



House For Sale

Monday, 28 October 2024

3 Gurney Terrace, Enfield, SA, 5085

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House

Contemporary Comfort & All Your Quality Family Essentials Covered...

Immaculate from its courtyard façade to its sunset-gazing alfresco, every inch of this 2018 quality-built Hickinbotham home emphasizes ease, surprising size and contemporary style for the young family.

If you were in the market for brand new, this 4-bedroom, 2-bathroom home says there's no need, when 'as new' presents 6kW of solar, ducted R/C air conditioning, a fresh repaint in trending neutrals throughout, and established low effort landscaping.

Timber-look floors unify the home beneath lofty 2.7m ceilings. The primary bedroom leads with a walk-in robe and ensuite against discreet internal garage access across the hall; every quality and lifestyle essential is thoughtfully covered.

Looking to add your own comforts? You can, with wiring provisions for ceiling fans to the parent's bedroom and alfresco, and for pendant lighting to the kitchen.

Large rear windows spill welcome northerly light into the open plan living room in conversational distance of the kitchen; the cook's zone complete with stainless cooking appliances, a 4-burner gas cooktop, electric oven, dishwasher and dual sinks.

And where that soft sunlit glow began, Ziptrack blinds encase the tiled, all-seasons alfresco creating an ambient indoor/outdoor room from which to relax and watch the sunsets - the beauty of Enfield's elevation...

With a small rear lawn for the kids, paved perimeters, low front garden retaining walls, and a harmonious 3-way family bathroom for guests and bedtime routines, it's now or never to pocket practicality like this.

A zip into First Things First for coffee on your way to the bus, great shopping options from NorthPark, Enfield Plaza, Sefton Plaza, and an easy dash to Prospect Road retail, Nova Cinemas, and the Churchill Precinct for Costco - who says where the northern suburbs begin, and the city-fringe ends?

There are plenty of reasons why Enfield is now climbing the family ranks. This quality home is one of them.

Align yourself for lifestyle:

- 2018 Hickinbotham design on a Torrens titled courtyard allotment
- Security camera surveillance & local alarm
- 6.6kW (approx.) solar efficiency
- 4-bedroom flexibility (or 3 + a study)
- Serene & sunlit alfresco with enclosable Ziptrack blinds
- Carrier ducted R/C A/C throughout
- Master bedroom on entry with a walk-in robe & ensuite
- Modern 3-way family bathroom
- Heated lamps in both bathrooms
- Kitchen offers Puratap
- Tall sliding robes with mirrors to bedrooms 2 & 3
- A sunlit north-facing living room aspect
- Low care landscaped allotment
- Zoning for Enfield, Blair Athol & Prospect North P.S.
- Close to Our Lady of The Sacred Heart Girls College (OLSH)

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details:

Council | PORT ADELAIDE ENFIELD

Zone | GN - General Neighbourhood

Land | 329sqm(Approx.)

House | 168sqm(Approx.)

Built | 2018

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa