

9 Karratta Street, Gilles Plains, SA, 5086



House For Sale

Saturday, 23 November 2024

9 Karratta Street, Gilles Plains, SA, 5086

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Monique Kingsada

Contemporary Courtyard Comfort - Style, Space & Appeal!

Perfectly positioned on a low maintenance, easy care 427m² allotment, this stylish courtyard residence features formal and casual living zones, 3 spacious bedrooms, dedicated study and double garage across a generous contemporary, open plan design.

Sleek tiled floors, fresh neutral tones and LED downlights set the scene of contemporary comfort, flowing effortlessly across both formal and casual living areas. Relax in a generous central formal lounge or step on through to a large open plan family/meals were a bright modern kitchen seamlessly integrates.

Cook the family meals in style in a bright modern kitchen featuring stone look bench tops, wraparound breakfast bar, crisp modern cabinetry, stainless steel appliances, double sink with filtered water and a spacious walk-in corner pantry.

Entertain outdoors in style on a spacious paved patio delightfully nestled under a high gabled pergola. Pulldown café blinds will ensure your year-round usage, and there is plenty of space for the kids to play in a clever, low maintenance fully landscaped rear yard.

All 3 bedrooms are well proportioned, all offering quality carpets and robe amenities. The master bedroom features a bay window, split system air conditioner, walk-in robe and ensuite bathroom. Bedrooms 2 and 3 both have built-in robes. Bedroom 4/study offers dual doors and tiled floors.

A thoughtful 3-way bathroom with open vanity and walk-through laundry with exterior access complete the interior while a double garage with auto roller doors offers secure accommodation for the family cars.

Ducted evaporative air-conditioning ensures your summer comfort while 8 solar panels keep the energy bills low. All nestled in a great location so close to schools, shopping and reserves, this one is bound to impress.

Briefly:

- * Contemporary Courtyard residence on generous 427 m² allotment
- * 4 bedrooms or 3 bedrooms plus dedicated study
- * Both formal and casual living areas
- * Sleek tiled floors, fresh neutral tones and LED downlights
- * Vibrant central lounge with ample natural light
- * Large combined family/dining room with kitchen overlooking
- * Kitchen features stone look bench tops, wraparound breakfast bar, crisp modern cabinetry, stainless steel appliances, double sink with filtered water and a spacious walk-in corner pantry
- * 3 spacious double sized bedrooms, all with fresh quality carpets and robe amenities
- * Bedroom 1 with bay window, split system air conditioner, walk-in robe and ensuite bathroom
- * Bedrooms 2 and 3 with built-in robes
- * Study/bedroom 4 with tiled floors and dual access doors
- * Clever three-way bathroom with open vanity
- * Walk-through laundry with exterior access
- * High gabled pergola over a delightful paved patio
- * Pergola with pulldown café blinds for your year-round use
- * Fully landscaped, low maintenance rear yard ideal for kids, pets and gardeners
- * Ducted evaporative air-conditioning
- * Double garage with auto roller doors and rear access pedestrian door
- * 8 solar panels for reduced energy bills

Land Size: 427m²

Floor Area:

Frontage: 12.5m
Year Built: 2007
Rental Estimate: \$650
Council Rates: \$1,356.20
Water Rates: \$201.89

Delightfully nestled in a peaceful location, just around the corner from Wandana Primary School & Oval. There are many other parks and reserves in the local area including Wandana Reserve, Gillies Reserve, Valley View Golf Course & Bentley Reserve Dog Playground.

Public transport is a short walk to Wandana Avenue or Blacks Road. Local schools include Wandana Primary School, Dernancourt Primary School, Modbury West and Ingle Farm East Primary Schools.

Private education can be found nearby at Pinnacle College, Heritage College, St Pauls College & TAFE SA Gilles Plains. The zoned secondary school is Avenues College. St Paul's School is within a 2 minute walking distance too.

Gilles Plains Shopping Centre is just down the road for your weekly groceries along with the City & Tea Tree Plaza for quality lifestyle shopping.

A great opportunity to acquire a refreshing modern home on a desirable low maintenance allotment. Be sure to inspect!

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.

RLA 326547