

9 Yulan Court, Greenwith, SA 5125



House For Sale

Wednesday, 8 January 2025

9 Yulan Court, Greenwith, SA 5125

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 620 m2

Type: House



Lawrence Cocca
0422918099



Anthony Buccella
0466396166

AUCTION - Friday 24th January at 6:30PM

Welcome to 9 Yulan Court, Greenwith - a beautifully maintained Colonial-style residence offering a perfect blend of comfort, style, and functionality. Nestled at the end of a quiet, family-friendly street on a generous 620sqm (approx.) allotment, this charming home presents an enviable lifestyle. Built in 1995, it showcases timeless elegance with a thoughtfully designed floor plan and meticulous attention to detail. Upon arrival, you'll be greeted by the well-established, landscaped front yard and a double lock-up garage with convenient drive-through access, providing ample room for additional vehicles in the driveway. The home's elevated position offers both privacy and scenic views, setting the tone for the peaceful retreat that lies within. Step inside to discover a spacious and inviting interior. The generous master bedroom is a true haven, featuring a bay window, a large walk-in wardrobe, and a private ensuite complete with a toilet, vanity, and shower. The formal living area exudes warmth and elegance, leading seamlessly into the dining space, ideal for family gatherings and entertaining guests. The home offers three additional well-sized bedrooms, all equipped with built-in wardrobes, providing plenty of storage space. The main bathroom is a highlight, with a shower, bathtub, powder room, separate toilet, and multiple linen cupboards for added convenience. The laundry also provides access to the rear yard, ensuring ease of movement between indoor and outdoor spaces. The heart of the home lies in the spacious kitchen, designed for those who love to cook and entertain. It boasts ample bench space, a dual sink, a dishwasher, a gas cooktop, and dual ovens - everything you need to prepare family meals or host gatherings with ease. Adjacent to the kitchen is another lounge area, perfect for relaxation or as a kids' play zone. Outside, the undercover entertaining area is an ideal spot for hosting BBQs or enjoying quiet evenings with family and friends. The rear landscaped garden offers privacy, with lush greenery and a garden/tool shed for additional storage. A fantastic feature of this home is the installed solar panels, providing excellent energy efficiency and contributing to reduced running costs. This property is not only a stunning home but also offers the perfect location for growing families. It's within close proximity to an array of quality schools, including Greenwith Primary School, Golden Grove High School, Pedare College, Gleeson College, and Our Lady of Hope School. Convenience is key, with the Stables Shopping Centre, local parks, and essential amenities just a short distance away. 9 Yulan Court is the perfect home for those seeking a harmonious blend of classic charm, modern convenience, and an unbeatable location. Rental Appraisal of \$675 - \$700 p/w

Additional Features:

- 620sqm (approx.) allotment, located at the end of a quiet street
- Built in 1995, Colonial-style home with timeless appeal
- Double lock-up garage with drive-through access
- Ample driveway space for additional vehicles
- Landscaped front yard with established gardens
- Solar panels for energy efficiency and reduced electricity costs
- Easy access to public transport and major roads for commuting
- Ideal family home with a perfect balance of indoor and outdoor living spaces

Disclaimer: Please note that all the information that has been provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate, however, and we accept no liability for any errors or omissions - including, but not limited to the property's land size, floor plans & dimensions, build size, building age, condition, or any other particulars. Interested parties should always make their own inquiries and obtain their own legal and financial advice. 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.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.