1 MALACHITE COURT, GOLDEN GROVE, SA, 5125









SOLD

IDEAL FIRST HOME OR INVESTMENT PROPERTY - GREAT LOCATION

Fabulous low maintenance home with easy care gardens to free up your weekends, less than two minutes walk to cobbler creek reserve, offering beautiful nature walks and picnic areas. Located close to public transport, major shopping centres, public and private schools, numerous sporting clubs, parks, and ovals. The home offers a great opportunity for the first time buyer, investor or retirees looking to downsize. The property was built in 1993; with a land size of approximately 345 square metres.
The home features 3 good size bedrooms, 2 with built in robes: and an open plan kitchen/dining/family area leading to the outside pergola/entertainment area. The kitchen includes ample bench and cupboard space, large walk-in pantry, double sink, new gas oven, hotplates, and range hood. The generously sized formal lounge is adjacent to the family area. The home is kept warm by a gas wall heater and cool by ducted evaporative air conditioning.
Other features include good quality fixtures and fittings, ceiling fans and gas hot water. A family bathroom with separate shower, bath and second toilet. There is also a separate laundry with linen cupboards, easy clean tiled floors to the kitchen/dining/family areas and carpets in the lounge and bedrooms.
Outside is a secure single garage with automatic roller door, internal access to the home, and off-street parking for a second vehicle in front of the roller door. There are lovely gardens front and rear with paved patio and pitched roof pergola ideal for entertaining family and friends.
The property is currently leased to tenants until the 3rd of November 2022. If you wish to view the property, please email me with your details and I will contact you to arrange a time and date.
Features include:
• 3 bedrooms – 2 with built in robes
• Formal Lounge
• Open plan kitchen – meals – family area
• Kitchen – walk in pantry – new gas oven & hot plates – double sink
• Family bathroom – 2 toilets
• Ducted evaporative air conditioning – gas wall heater- ceiling fans
• Garage with automatic roller door and internal access
• Paved pitched pergola – entertainment area – easy care gardens
• New outside awnings
• Good quality fixtures & fittings – gas hot water
• Easy walk to the beautiful Cobbler Creek reserve and walking trails

3 BED | 1 BATH | 2 CAR

PRICE:
$472,000

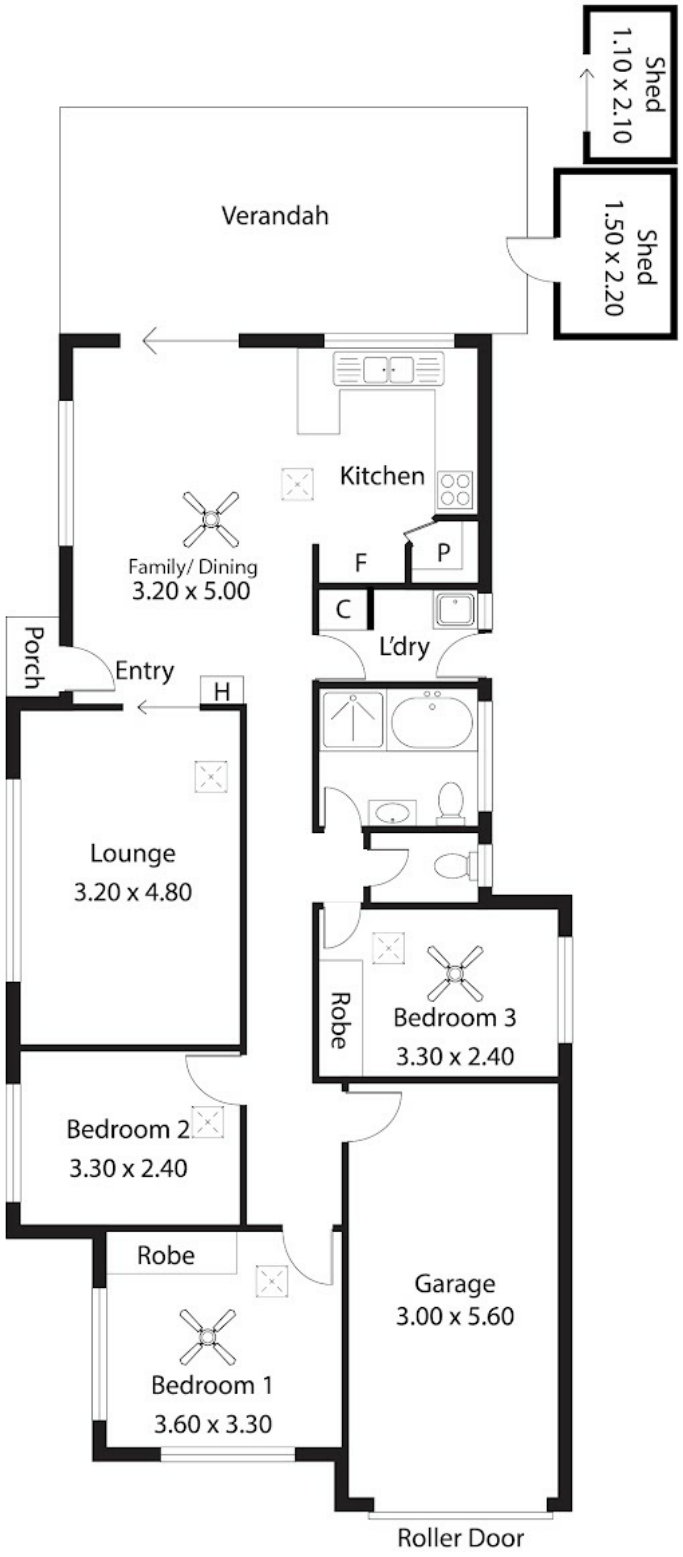
OPEN FOR INSPECTION:
N/A



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1 Malachite Court,

GOLDEN GROVE



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Verandah:	19.50SQ.M
Shed:	5.61SQ.M
TOTAL:	137.16SQ.M

This Drawing is for illustration purposes only. All measurements are internal and approximate.Details intended to be relied upon should be independently verified.

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