

32 The Provence , Northgate, SA 5085**Sold - \$820,000**House 4  2  2 **Value Packed, Get More for Your Money.**

This inviting four-bedroom family home on a 600m2 allotment has all the extras one would expect in such a large property.

A taste of some of the splendid features include a welcoming portico leading into the wide entrance hallway. The master bedroom is built for a King-sized bed, along with an ensuite, spa bath and walk-in robe of equally large proportions. Separate Lounge and dining room provides extra elbow room for your family needs.

All bedrooms have built-in robes, extra TV points and double power points throughout the home. There is a convenient meals area for those hurried mornings which is adjacent to the well-planned kitchen with the new wall oven, hotplates, walk-in pantry, and lots of bench space.

The family room will be the fun centre for you and your guests which leads into a huge games/home theatre room. Your party perfect outdoor entertaining area will be the envy of all under the gable roof pergola, new gas Weber BBQ with exterior natural gas point.

The double garage has room enough to park your treasured vehicles along with heaps of built-ins plus an extra 3 storage sheds in the rear yard. Some of the extras are.

2.4kw Solar Panels LED Lights throughout Evaporative Ducted Air Ceiling Fans Central Gas Heating Feature Gas Fireplace in Living area CCTV Monitored Security system Large linen press in passage Café Blinds for year-round comfort Automated watering system.

Council Rates approx. \$1,693/yr

Water Rates approx.; \$206/qtr

City of Port Adelaide Enfield

Land Approx. 600m2

Inspect with John Lyrtzis ph 0411507930

John Lyrtzis of DB Philpott Real Estate is proud to service the local area and if you are thinking of selling, give John a phone call to arrange a free no obligation market opinion.

COVID 19

Listed By

John Lyrtzis

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Open for Inspection

By Appointment.



Floorplan

