



## GREENWITH 13 Treloar Avenue

**\$510,000 - \$525,000 - SOLD**

**TRULY DELIGHTFUL POSITION & VALUE ON TRELOAR!**

5 Bed | 2 Bath | 6 Car

**Property Web ID:** 14033103699

Fabulously located on a low maintenance 675m2 elevated corner allotment with wide side driveway access and divine green valley views, this beautifully presented, renovated home c1994 is ideal for families seeking space, privacy & comfort at an affordable price in a prime location just minutes to a choice of shops, transport and schools.

No expense has been spared to create a home perfect for entertaining both inside and out with large rooms and windows to bring in the northern light and valley views complemented by a floor plan which separates living & entertaining zones from family accommodation.

Instant street appeal along the front and side of the home which is cleverly elevated for privacy and is North facing set this home ahead of others. With tiered, manicured low maintenance landscaping, a variety of garden plants and features for colour & contrast, the street presence to the wide side driveway, adjacent to the high set expansive all weather alfresco patio with ultra modern curved roofing is impressive. Fabulous entertaining with 180 degree scenic green gully hills surrounds!

Upon entry to the home itself, an entrance lobby leads three ways – to the left with large colonial style windows is the formal living with huge windows to bring in gorgeous hillside views. This flows to the dining area which can open directly to the alfresco patio and is well situated adjacent to the ultra modern kitchen with Stainless Steel quality appliances, glass splashbacks, new wall oven & Miele dishwasher. The kitchen overlooks a beautifully bright, large family room with neutral décor which blends perfectly with the stunning hardwood flooring in immaculate condition and is a highlight within the living areas of this very desirable residence. LED downlights & gas space heater ensure indoor / outdoor entertaining is comfortable and relaxing.

All of the bedrooms are generous - the King size master has a wall of robes plus separate WIR and on trend ensuite. Bedrooms 3 & 4 have BIR, Bedroom 2 currently a Study, has front garden views. The family bathroom being 3 way is ideal for larger families and situated by the generous laundry with bonus built in cupboards and direct patio access.

The wide triple size driveway leads to huge double doored garaging currently accommodating 2 vehicles plus has a Gym



and Work Shop set up in what can easily be undercover parking for a 3rd vehicle. A generous gravel expanse to the southern boundary side can accommodate boats, caravans & trailers providing further off street parking for numerous vehicles. Again, a bonus option for larger mobile families! Or this area can be lawned for younger families or could provide an ideal pool site! Endless choices & options!

With value added features expected in an executive style home within highly sought and popular Greenwith, the list is impressive – Solar power system, quality fixtures & fittings, beautiful hardwood flooring, ducted evaporative cooling & gas space heating, modern kitchen and fabulous alfresco entertaining all set within an easily maintained low maintenance landscaped setting, surrounded by quality homes in a beautiful neighbourhood - there is nothing to do but consider, how soon can you make the amazingly affordable move to Treloar!

CT: Volume: 5156 Folio: 639  
Council: City of Tea Tree Gully  
Council Rates: \$1,890 per annum  
SA Water: \$270 per quarter  
ESL: \$128 per annum  
Land: 674m2 approx  
Built: 1994  
Zone: Residential (Tea Tree Gully)



**Robyn Coles**

Mobile: 0419 836 129

Email: [robyn@smallacombeburnside.com.au](mailto:robyn@smallacombeburnside.com.au)

Smallacombe Real Estate Burnside - RLA 266135