







23 Trowbridge Circuit, Gulfview Heights

The Ultimate In Luxury Family Living!

Commandingly positioned on a generous allotment of approximately 1,212sqm, overlooking the serene neighbouring reserve and capturing stunning views towards the Gulf, this beautifully presented residence of grand proportions truly encapsulates luxury family living.

Flowing effortlessly across two expansive levels, the home offers an abundance of space for even the largest of families to live, grow and entertain together. With multiple indoor and outdoor living spaces and high-end renovations completed throughout, every detail has been carefully considered, allowing you to simply move in and start enjoying everything this exceptional home has to offer from day one.

Features You Will Love:

- Flexible floorplan with multiple open living areas
- Four bedrooms on the upper level all with built-in robes
- Master bedroom with walk-in robe and ensuite
- Study or bedroom 5 on the ground level
- An entertainers kitchen with expansive stone island counter, with soft closing cabinetry, 900mm gas-cooktop, integrated SMEG dishwasher, double oven and double door integrated fridge/freezer, glass window splash back

5 3 4

FOR SALE
$2,000,000

VIEW
Sun 15th Nov @ 12:30PM - 1:00PM

AGENTS

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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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Interested parties must rely solely on their own enquiries.

LJ Hooker

- Three bathrooms with ensuite, master bathroom and toilet on the upper level additional bathroom on the ground level
- Butlers pantry/laundry with stone benchtops and an abundance of storage and cabinetry
- Gas-fire place in the front living area
- Ducted zoned evaporative cooling and ducted gas-heating for year-round comfort
- Plantation shutters installed throughout the home
- Additional peace of mind living with automatic roller shutters installed to several windows
- Understairs storage area the ideal spot for a wine cellar
- Converted garage into studio/retreat with sound proofing completed the ideal mancave or home studio/office
" Solar system installed & approx. 30,000L rainwater tank
" Expansive outdoor entertainment with paved pergola with café blinds installed and ceiling fan the perfect spot to host the family gathering
- Fire-pit area and sufficient lawn for the kids or the family pet!
- An abundance of off-street parking with double driveway

Luxury living in a location to match, this exceptional home is positioned moments from some of the area's most highly regarded schools, including King's Baptist Grammar School and Pedare Christian College, along with a number of public schooling options.

The Grove Shopping Centre, local cafés and everyday amenities are all within easy reach, while the major retailers, restaurants and entertainment of Westfield Tea Tree Plaza are only a short commute away. With convenient access to the O-Bahn, commuting into the Adelaide CBD can also be done with ease.

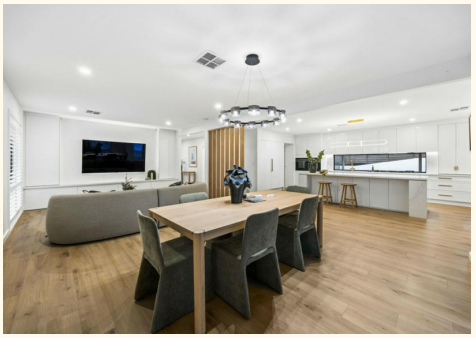
This isn't just a place to call home, it's a lifestyle to embrace. With substantial, high-quality residences of this calibre in short supply, register your interest with Ryan Graham today to avoid missing out.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

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MORE DETAILS

Property ID	2E08GJU
Property Type	House
House Size	391 m2
Land Area	1212 m2
Including	Ducted Cooling
	Ducted Heating
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Fully Fenced
	Solar Panels











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527m²	402m²	13m²	46m²	4m²	62m²
TOTAL	Living	Shed	Verandah	Porch	Undercover Entertaining

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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