

1 Myrtle Avenue, Myrtle Bank, SA 5064

HARRIS

Sold House

Wednesday, 3 April 2024

1 Myrtle Avenue, Myrtle Bank, SA 5064

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 350 m2

Type: House



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\$1,620,000

It only takes a split second to know 1 Myrtle Avenue is something truly special. A masterclass in harmonious living, every inch has been reimagined with precision, taking an ultra-solid c1986 Alan Sheppard construction and seamlessly expanding it into a simply breathtaking modern marvel, a true builder's home. Rich timber cladding and travertine tiling are layered over a white brick facade, triangular upper storey radiating striking presence, while drought-optimised contemporary gardens wrap the frontage for a flawless first impression. The tonal variations of Tasmanian oak detailing are reflected in subtle clay palette over the floorplan, creating a calm sanctuary, while abundant feature windows ensure you'll never tire of watching light dance across the space. Effortlessly free flowing while still distinctly defined, an expansive front lounge flows to a central dining area and open-plan kitchen. Stone benchtops and KitKat tile splashback unite a full suite of Westinghouse appliances and extensive butler's pantry for a workspace as intuitive as it is stylish, with fluted island bench uniting all zones for truly connected living. Two lower-floor bedrooms are primed for your custom set-up, built-in robes, wool carpets and garden views making sure each is calm retreat in any configuration. Both are serviced by an unforgettable family bathroom, double height lightwell canopying stoned-topped vanity, oval bathtub and rainfall shower to bring resort serenity to everyday rituals. And while enviable on its own, the upper storey lifts the vision to even more impressive heights. Soaring sloped ceilings and full-length windows catch every ray from perfect east-west orientation, guaranteeing no sunrise or sunset will ever go unappreciated. A spacious home office hub connects to main bedroom, upscale ensuite, dressing room, and loft storage creating the ideal retreat amongst the treetops, velux skylight on hand for anyone who's ever dreamed of stargazing from the comfort of their own bed. Extending the footprint outdoors, an enviable rear yard offers full-scale alfresco living on an easy-care framework. Lush lawns, passionfruit vine and herb garden are bookended by jarrah deck and built-in bench seating, ready to host social events of every scale, connection to laundry and guest powder room enabling completely streamlined entertaining. The best of Myrtle Bank is right at your doorstep, with a short walk delivering you to Mad Good for your morning brew, Frewville Foodland, Burnside Village and the burgeoning restaurant scene on Glen Osmond Road are a skip away. Dual zoning for Highgate and Glen Osmond Primary Schools, Unley High School, with a plethora of private schools nearby, while it's only a 10-minute commute to the Adelaide CBD by car, or harness regular public transport from Fullarton Road for an easy commute. Exquisite from every angle – get set for the good life. More to love:- C1986 double brick home, fully refurbished and extended 2022- 16 panel Goodwe 6.64kw solar panel system - Secure garage with panel lift door, plus rear roller door to yard- Additional off-street parking- 10kw Panasonic ducted reverse cycle air conditioning system with siemens zone control and linear vents throughout- Upscale bathrooms with stone-topped wall-hung vanities, floor-to-ceiling tiles, Caroma toilets, and Phoenix tapware- Designer kitchen with Westinghouse dishwasher, 900mm 5-burner gas cooktop and electric oven, stone benchtops, butlers pantry and tiled splashback - Rainwater tank- Irrigation system- LED Downlights- Double glazed windows to upper floor- Extensive insulation to both floors- Forward/reverse ceiling fans and antenna connection points to all bedrooms - Solid doors with Bankston Como handles Specifications: CT / 5417/851 Council / Unley Zoning / EN Built / 1986 Land / 350m2 Frontage / 17.37m Council Rates / \$1925.00pa Emergency Services Levy / \$204.95pa SA Water / \$231.54pa Estimated rental assessment / \$900 - \$975 per week / Written rental assessment can be provided upon request Nearby Schools / Highgate School, Glen Osmond P.S, Mitcham P.S, Unley H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S Disclaimer: 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 any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409