

10 Bellevue Circuit, Gulfview Heights, SA 5096

HARRIS

House For Sale

Friday, 8 December 2023

10 Bellevue Circuit, Gulfview Heights, SA 5096

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 801 m2

Type: House



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\$1.1m

Perched on the scenic and view-catching rise in this whisper-quiet pocket of Gulfview Heights surrounded by luxurious contemporary homes and lush reserves, 10 Bellevue Circuit delivers the dream family entertainer in what is a master-stroke of elegance meets lifestyle comfort. Strong street presence and a coveted corner block capture superb positioning as this meandering and free-flowing footprint gently draws you inside. Poised for wonderful everyday living, whether its wholesome downtime to the tune of weekend movie-marathons in the plush-carpeted formal lounge, or savouring vino-inspired get-togethers as culinary triumphs flow from the stone-topped chef's zone, across the family and dining, and straight onto a stunning, all-season decked balcony alfresco – there's no reminder needed to soak up impeccable entertaining, inside or out. With spectacular views across Adelaide's north setting a picturesque backdrop to fun-filled days as the kids (big and small) splash in the sunbathed swimming pool framed in leafy palms, before delicious BBQ afternoons drift into balmy twilight evenings and sunset skies, this is memory-making at its best. Such understated grandeur and socialising finesse is a welcome match to the well-conceived floorplan that sees three ample-sized bedrooms, all with built-in robes, a light-filled master featuring sparkling ensuite, contemporary 2-way main bathroom for added family convenience, as well as a huge lower level retreat for more ideal space to unwind and relax, or keep the kids at bay. Together with a raft of modern inclusions, from stylish pendant lighting, zoned ducted AC powered by bill-busting solar panels, to family-friendly features like a spacious backyard with all the room for the little ones to play or family pet to roam, 3rd WC, and double garage, as well as a full undercover carport; there's lots to love here without lifting a finger. Moments to local schools for easy morning commutes, less than 10-minutes to the bustling Tea Tree Plaza for all your café, shopping and weekend entertainment, and on the doorstep of all the north-eastern areas has this secluded address primed for a lifestyle of all ages. Features you'll love: – Beautiful open-plan living, dining and sparkling modern kitchen combining for one elegant social hub to cook delicious dinners for family and friends – Stone-topped chef's zone flush with great bench top space, abundant cabinetry and WIP, as well as gleaming appliances including Bosch dishwasher – Lovely and spacious formal lounge with plantation shutters and plush carpets, as well as lower level retreat with excellent alfresco flow for fantastic relaxing and entertaining options – Generous master bedroom with plantation shuttered windows, ceiling fan, WIR and gleaming ensuite – 3 additional ample-sized bedrooms, all with ceiling fans and BIRs – Classic contemporary main bathroom featuring separate shower and bath, as well as separate WC and a 3rd WC on the lower level – Practical laundry, ducted AC, solar system and great storage throughout – Spectacular decked balcony alfresco for incredible outdoor entertaining featuring zip-trak blinds, ceiling fans, and staggering views – Sparkling, sunbathed swimming pool with tranquil water feature and framed in tall, established palms – Manicured low maintenance backyard with lush lawn and greenery – Huge under house storage space, double garage with auto panel doors, plus full undercover carport Location highlights: – Cooe to local walking trails and scenic reserves right in your own backyard – Around the corner from Para Hills West Primary and Para Hills High for stress-free morning commutes – Just 10-minutes to Tea Tree Plaza for all your socialising, café, brand name shopping and entertaining needs in the one place – Great access to the greater north-eastern Adelaide suburbs and regions Specifications: CT / 5780/309 Council / Salisbury Zoning / HNBuilt / 2002 Land / 801m² Council Rates / \$3,605.90pa (approx) Emergency Services Levy / \$235.20pa (approx) SA Water / \$262.24pq (approx) Estimated rental assessment / \$850 - \$900 per week / Written rental assessment can be provided upon request Nearby Schools / Para Hills West P.S, Keller Road P.S, Gulfview Heights P.S, Para Hills School, Para Hills 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