

**103 Fourth Avenue, Joslin, SA 5070**

**House For Sale**

Wednesday, 17 January 2024

103 Fourth Avenue, Joslin, SA 5070

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 596 m2**

**Type: House**



Sharyn Yelland



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## Contact Agents

Architecturally designed and built, this freestanding Torrens Titled residence is a harmonious fusion of modern living and natural serenity. A result of meticulous design and commercial-grade construction, the residence stands proudly on sought-after tree-lined Fourth Avenue in Joslin, adjacent the captivating Joslin Reserve, offering an exceptional outdoor ambience and lifestyle like no other. The sleek façade adorned with large eaves and tinted windows framed by Western Red Cedar, sets the stage for the unparalleled elegance within. Step inside to discover a world of refined living. The 4.5 star energy-efficient design is constructed of double brick walls, concrete slabs on both levels and is triple insulated. Steeped in natural light, overlooking the courtyard adorned with captivating water feature, the dining room and kitchen offer the ideal platform for entertaining. Equipped with stainless-steel pressed metal benchtop, top-of-the-line European appliances including 900mm Smeg oven/gas stove top along and walk-in pantry, functionality and practicality are at the forefront of this design. Seamlessly connected to the paved patio is the open-plan living area, indulge in mesmerising views of the lush garden landscape framed perfectly by a majestic Golden Robinia tree. The shaded garden provides a cool and comfortable space to relax and unwind, away from the hustle and bustle of everyday life. With Joslin Reserve complete with tennis courts, basketball hoops and a playground at your doorstep, you're not just buying a home, but a soul enriching lifestyle. Whether you enjoy hosting gatherings or prefer to spend quiet moments alone, the outdoor ambience of this property caters to all your needs. Picture yourself entertaining guests on a spacious patio, surrounded by the beauty of nature, offering the perfect backdrop for memorable moments with loved ones. Ascend to the second storey three spacious bedrooms await, each with balcony access for moments of quiet enjoyment. Separating bedroom two and three from the master suite, is the spacious secondary living area offering panoramic views of Joslin Reserve. The master suite with private balcony comprises of modern ensuite and extensive walk-in-robe. With easy access to the front entrance, the lounge/study is ideal for those who consult from home and can also be utilised as a 4th bedroom. Further features include:

- 4.5 star energy rating-
- No common walls-
- Commercial grade Actron ducted reverse cycle air-conditioner-
- 3x reverse cycle split system air-conditioner (one in each upstairs bedroom)-
- Solid Jarrah timber flooring-
- Western Red Cedar door and window frames-
- Commercial grade tinted glazing-
- Sound and thermal insulation to internal walls-
- Double insulated ceilings-
- 5kW solar array -
- Laundry chute-
- Back to Base Security alarm system-
- Double garage with drive through access to courtyard

Zoned to East Adelaide Primary School and Marryatville High School and within close proximity to leading private educators including St Peters College, Prince Alfred College and Wilderness School. This strategic location provides families with the ability to foster a supportive and enriching academic journey for their children at various levels. Minutes to Adelaide CBD, the River Torrens Linear Park Trail and North Adelaide's abundance of shopping boutiques and gourmet restaurants, this premium property truly is an exceptional find and presents a rare opportunity for those in pursuit of a luxurious architectural residence and idyllic lifestyle. This exceptional real estate opportunity combines the best of both worlds so don't miss out. Contact us today to learn more about this extraordinary property and start living your dream lifestyle.

CT | 5958/639 Council | City of Norwood Payneham & St Peters Council Rates | \$3,139.06 pa approx. SA Water Rates | \$327.48 pq approx. ESL | \$141.90 pa approx. Title | Torrens Year Built | 2005