

10A Egmont Avenue, Warradale, SA 5046



Sold House

Friday, 3 November 2023

10A Egmont Avenue, Warradale, SA 5046

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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\$1,220,000

Introducing a stunning property in the heart of Warradale, a custom build Torrens Titled contemporary home that stands out as the perfect opportunity for down-sizers, families, couples, and savvy investors. This tightly held, family-friendly neighbourhood offers a unique blend of convenience and proximity to local beaches, making it an ideal location for those seeking a vibrant lifestyle. Step inside to a modern and well-designed interior that focuses on quality finishes throughout and high ceilings creating an inviting and spacious atmosphere. The open-plan living area seamlessly connects to a designer kitchen equipped with stone benchtops, double sink, gas cooking and dishwasher and a large butler's pantry. An additional living area allows for extra space for relaxation. The master bedroom features a large walk-through robe and a luxurious ensuite. Two additional bedrooms come with built-in robes, offering comfort and convenience for the entire family. The main bathroom is complete with floor-to-ceiling tiling and a stand alone bath, exuding a sense of opulence. The laundry has been designed for maximum efficiency with plenty of storage and external access. The private and secure backyard features a covered alfresco dining area perfect for hosting gatherings and enjoying outdoor living to the fullest. Parking is a breeze with a double garage with internal and external access, and there's an additional space for off-street parking for two cars. This home's prime location adds an extra layer of desirability, with the Warradale train station nearby allowing for quick connectivity to the Adelaide CBD, a short drive to Westfield Marion for shopping and dining options and Flinders Medical Centre and Flinders University. Quality education options abound with Westminster College and Sacred Heart close by and zoning for Brighton Secondary School. With easy access to local reserves and the local beaches, you can refine your everyday coastal lifestyle. What we love: • Custom-build contemporary home • High-quality finishes and high ceilings • Open-plan living and designer kitchen with butler's pantry • Master bedroom with walk-through robe and ensuite • Two additional bedrooms with built-in robes • Luxurious main bathroom • Private and secure backyard with covered alfresco dining • Double garage with internal access • Additional off-street parking for one car • Close to Warradale train station • Quality education options nearby • Zoned for Brighton Secondary School • Access to local reserves and beaches for a coastal lifestyle Auction: Saturday, 18th November 2023 at 1.30pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.