

10A Willunga Street, Eden Hills, SA 5050

HARRIS

House For Sale

Tuesday, 9 April 2024

10A Willunga Street, Eden Hills, SA 5050

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 2920 m2

Type: House



Sam Bennett
0883342700



Kevin Renard
0883342700

\$1.23m-\$1.35m

Best offers by 12pm Monday 29th April (USP) Set down from its gum-studded street to create the ultimate private family retreat, this architecturally designed residence has undergone a complete remodel to bring an elevated comfort to its five bedrooms and ultra-stylish design to its magazine-worthy kitchen. Stepping down from secure garaging to a Spotted Gum deck, you're greeted with an uninterrupted view of tree canopies that embrace the remainder of a lush 2,920sqm parcel. Thoughtfully and extensively remodelled by an interior designer, an emphasis has been placed on low-tox, eco-friendly materials along with a calming palette to compliment the encompassing natural landscape. Spanning between raked ceilings that peak at an incredible 3.5m and brand-new hybrid flooring, the fluid ground level leads from a home office with powder room to a cosy lounge complete with gas fire and a sunny, golden glow. Standing front and centre within the open plan hub, the freshly completed custom kitchen makes an elegant statement with its hi-spec Fisher & Paykel appliances, masses of navy VJ-panelled cabinetry, Lo & Co handles and decadent 40mm Calacatta Italian marble benchtops and splashback – what an exquisite space that promises to stand the test of time. Matching the tone of the dining room's mojito-mint feature wall, the spiral staircase leads to a truly serene parental sanctuary, privately separated from the rest of the home to include couple's built-in robes and sumptuous oval spa bath to the ensuite. Creating another hub for generational independence, the lower level is wonderfully designed to offer four further bedrooms, bookending another living zone and just-completed floor-to-ceiling tiled family bathroom featuring another deluxe tub. Picture window panes bless every room with a stunning treescape backdrop, capturing the sunlight from every angle to cast warmth over the already inviting and super flexible footprint. Hardwood decking wraps around each split level of the home to offer multiple vantage points to take in the breathtaking serenity - there is even a bench seat perched down below to savour your morning cuppa to the sounds of birdsong, visiting fauna and bubbling winter creek. Although feeling completely removed from it all, the home is incredibly positioned just moments from local shopping amenities, quality schooling, Flinders University, Hospital, Westfield Marion and the Eden Hills train station for an easy city connection. With not one thing left to do, it's time to take one long exhale and get back to nature on Willunga Street... Even more to love:

- Secure garage behind new auto roller door
- Fisher & Paykel 900mm induction cooktop & never-before-used dual multi-function ovens
- Bosch dishwasher
- Powerful & whisper quiet Falmecc rangehood
- 1.5kW solar system
- Panasonic R/C split system & evaporative cooling
- Economical wall heater to dining
- New Sisal low-allergen carpets
- Freshly painted inside & out using low VOC paint
- External roller shutters to western windows
- Under stair storeroom
- Irrigated front gardens & fruit trees
- 30,000L of RWT
- Footsteps to Eden Hills train station, Eden Hills Primary, Blackwood Primary & High
- Proximity to Wittunga Botanic Gardens, Blackwood shopping amenities, Flinders Uni & Hospital
- 12-minute drive to Westfield Marion
- 17-minute drive to the beach
- 33-minute drive to CBD

Specifications: CT / 5789/974 Council / Mitcham Zoning / HNBuilt / 1991 Land / 2920m² (approx.) Frontage / 6m Council Rates / \$1944pa Emergency Services Levy / \$178.50pa SA Water / \$204.68pq Estimated rental assessment / \$850 to \$900 per week / Written rental assessment can be provided upon request Nearby Schools / Blackwood P.S, Eden Hills P.S, Bellevue Heights P.S, Belair P.S, Blackwood H.S, Springbank Secondary College, 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