

# 11 Fairway Avenue, Barmera, SA 5345

partners

## House For Sale

Thursday, 22 February 2024

11 Fairway Avenue, Barmera, SA 5345

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 915 m2**

**Type: House**



Jutti Jeffrey  
0407797498

**\$645,000**

A showcase of inspired design, this contemporary family sanctuary promises a luxurious indoor/outdoor lifestyle with golf course views. Why you will love it:

- Interiors awash with natural light, and neutral colour palette and feature wall dividers
- Entry to home is via a boardwalk with large ornate door, keyless entry feature
- Indulge with the massive master bedroom featuring a stunning ensuite with his and her showers. This opulence extends to the expansive dressing room adorned with a chandelier, offering plenty of space
- The kitchen is the heart of the home with open-plan design that seamlessly integrates a study nook and living area, while a hidden Butler's pantry, cleverly concealed behind what appears to be pantry doors adds a touch of sophistication
- 3-way bathroom is strategically positioned in the middle of the home, and stands out with its unique design - thoughtful architecture that enhances both privacy and convenience
- Additional 3 bedrooms are well designed and sized for family members comfort
- Convenience of auto roller garage providing seamless entry into a well-designed mudroom, a practical feature of storage and convenience
- Enjoy the main lounge room at the rear of the home, featuring sliding door access to the stunning deck that offers panoramic views of the 7th Tee on the golf course.
- Addition of a fully fenced side yard, providing a secure space for young family members and pets with ample room to meet your unique needs

Additional Features:

- Rainwater tank
- Rinnai instant gas hot water system
- Ducted reverse cycle air conditioning
- Low maintenance
- Land - 915m<sup>2</sup> approx
- Rates - \$3,529 approx per annum

Explore the ideal family home - a harmonious blend of scenic views and practicality.