

113 William Street, Beverley, SA 5009

**NOAKES
NICKOLAS**

Sold House

Wednesday, 4 October 2023

113 William Street, Beverley, SA 5009

Bedrooms: 4

Bathrooms: 2

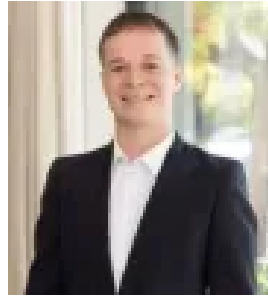
Parkings: 1

Area: 442 m2

Type: House



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\$880,000

Meeting in the middle of the city and sea, this c2014 Torrens-titled residence offers up to four bedrooms and two living zones over 248sqm of timeless and stylish easy-care living. Overlooking green space, the home is perfectly poised with public transport, quality schooling and shopping amenities at the ready, adding to the perks of having Grange Beach and the CBD on such close call. Framed by a patch of irrigated lawn, the immaculate façade blends solid bricks with good neighbour fencing and earthy timber panels of a secure single garage. Granting entry from the portico or internally through the garage, the considered floorplan welcomes with a formal lounge filled by natural light stemming from front windows and sliding doors access to an open-air courtyard. Directly connecting from the opposite end of the courtyard you'll find a master suite fit for the household heads, taking the usual perks of walk-in robe and ensuite but elevating them to ultra-luxe with the addition of generous proportions and dual basins upon a custom wall-hung vanity. The adjacent fourth bedroom is easily utilised as a home office, whilst bedrooms two and three conveniently flank an indulgent floor-to-ceiling tiled bathroom – sure to impress with its frameless shower, curved freestanding bath and bamboo garden outlook. Timber-look floors and crisp lines under 2.7m ceilings converge upon a great expanse of open plan living, where relaxing, dining and cooking are guaranteed to be taken up a notch. Sure to spark cooking joy, the gourmet kitchen boasts Smeg gas cooktop, dual ovens, Fisher & Paykel dish drawer, integrated microwave and a lengthy Caesarstone waterfall island to gather around for meals on the run. Cold winter nights grant a great excuse to get cosy by the wood-burning fire, whilst balmy summer afternoons will encourage you to slide open the glass doors and enjoy your dinners alfresco-style with a welcome breeze stemming from the above ceiling fan. From here, the 442sqm parcel delivers one final surprise with a bonus backyard, extending from a lush landscape of lawn to a fire pit and raised garden beds – all automatically irrigated to reinforce the low-maintenance nature of the entire property. With zoning to Allenby Gardens Primary and Findon High, along with easy reach to the prestige of St. Michaels, St. Joseph's and Nazareth College, you'll be excited to take modern living to a new level from Beverley...Even more to love:

- Constructed c2014 by Rockford Riverland Homes
- Stylish pendant lighting throughout
- Floor-to-ceiling tiled bathrooms
- Spacious internal laundry
- Intercom system with dual screens
- LG ducted & zoned R/C air conditioning
- Front & rear irrigated, low maintenance gardens
- Tool shed
- Ample storage
- Instant gas HWS
- NBN ready
- Walking distance to bus stop & Croydon train station
- Moments to shopping amenities of Coles Welland, Findon & Aldi

Land Size: 442sqm
Frontage: 10.54m
Year Built: 2014
Title: Torrens
Council: City of Charles Sturt
Council Rates: \$1,465.70
PASA Water: \$187.79
PQES Levy: \$161.85
PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.