

**12 Balfour Road, Springfield, SA 5062**

**HARRIS**

**House For Sale**

Wednesday, 14 February 2024

12 Balfour Road, Springfield, SA 5062

**Bedrooms: 5**

**Bathrooms: 5**

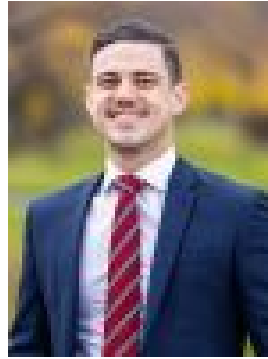
**Parkings: 2**

**Area: 1163 m2**

**Type: House**



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## Contact Agent

Best offers by 12pm Tuesday 5th March (unless sold prior) The very definition of exquisite entertainer, 12 Balfour Road is thoroughly at home amongst the prestige of Springfield. From the moment you ascend the sweeping wrought-iron staircase and arrive at the double height front doors, you know you've arrived somewhere truly exceptional. A grand entry hall radiates cinematic scale. To the left is the imposing formal lounge with uninterrupted picturesque garden and coastal views, wood-look gas fireplace centering the vast space and keeping you cosy while you watch the winter storms roll in from your private vantage point. A palatial galley kitchen unites with additional casual family area, enabling effortless flow for you to be constantly interactive. An ultra-high end, no expenses spared home hub as that's as substantive as it is stylish, granite benchtops unite a full suite of gourmet European stainless-steel appliances, certain to dazzle even the most fastidious MasterChef. Instantly securing its place for every extended family Christmas Day to come, an impressive alfresco suite boasts 6-burner BBQ, oven, double-door drinks fridge and even a dishwasher, all united by luxurious granite, smoothly eliminating any dash between the kitchen and your guests for maximum time playing host. Velux Skylights, ceiling fans, automatic zip track blinds and gas fireplace ensure complete comfort 365 days a year, while 83-inch WIFI TV ensures your outdoor epicentre is ready to host everything from Saturday night footy screenings to full-scale 50-person milestone extravaganzas (with plenty of dedicated dancefloor space). The ultimate in private outdoor retreat, a sparkling fully-tiled pool with circular spa is your ticket to Tuscany, no passport required, while luscious gardens and mature trees wrap the enviable 1163sqm allotment with both botanical bliss and plenty of footprint for backyard cricket matches or cartwheel practice. Five oversized bedrooms and five bathrooms each showcase their own unique composition, from Juliette balconies to panoramic windows, for the ultimate framework for custom configuration. A main bedroom suite sets the standard for parents' retreat, while downstairs wing expands potential for dedicated guest zone, multigenerational living, or simply more space to spread out and savour. Prestigiously positioned moments to Mercedes and Scotch Colleges for the finest educational platforms, The Ed for knock-offs, Brown Hill Creek for hikes and Mitcham Square for the grocery run or new release movies. The CBD is only a 10 minute drive for a streamlined commute, while another 10 minutes on the freeway delivers you to the finest wineries of the Adelaide Hills for weekends spent discovering new cellar door favourites to bring home and enjoy pool-side. Statement living from every angle - this is luxury. More to love:

- Ducted Reverse Cycle air-conditioning throughout
- Secure double garage with interior staircase for an easy homecoming
- Extensive driveway paved with exposed aggregate paving
- Separate laundry with shower and guest powder room, exterior access making a post-swim rinse simpler than ever
- Hardwired Starserve security system with cameras
- Fully tiled saltwater chlorinated pool with solar heating
- Established gardens with 9-zone automated irrigation system
- Concealed garden and pool sheds
- Dual gas hot water services, with interior temperature control panel to main bedroom ensuite
- Two storage rooms to ground floor, ideal for wine collections
- Plantation shutters, high-end window furnishings, and remote control blind to entrance window

Specifications: CT / 5236/333 Council / Mitcham Zoning / SN Built / 1960 Land / 1163m<sup>2</sup> (approx) Frontage / 21.95m Council Rates / \$4,698.55pa Emergency Services Levy / \$371.30pa SA Water / \$400.39pa Estimated rental assessment / \$1,500 - \$1,600 per week / Written rental assessment can be provided upon request Nearby Schools / Mitcham P.S, Clapham P.S, Unley H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S, Springbank Secondary College 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