

**121A Redward Avenue, Greenacres, SA 5086**

**HARRIS**

**Sold House**

Thursday, 22 February 2024

121A Redward Avenue, Greenacres, SA 5086

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 451 m2**

**Type: House**



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**\$1,305,000**

From stunning street presence to luxe interiors, every inch of 121a Redward Avenue has been executed with meticulous attention to the details, both aesthetic and practical. Flowing floorplan, abundant space and a premier address present a compelling canvas for contemporary living, equipped to host every era and iteration of your lifestyle with ease. Offset by manicured gardens, an endlessly appealing modern façade combines sleek render and stone detailing to radiate curb appeal, offering the first taste of the calibre to carried across a surprisingly spacious floorplan. Ultra-stylish marble tiled floors unite all zones across the lower floor, guiding you to expansive living suite with gas heater for toasty winters and sliding doors to rear entertaining area for social summers. Overseen by an enviable entertainer's kitchen, open plan placement and spacious sit-at island bench ensure natural flow, while ultra-wide gas cooker, waterfall stone benchtops, wine fridge, and butler's pantry deliver a striking example of form meeting function to create a remarkable space. Certain to host everything from a quick morning coffee to Christmas Day, the large alfresco area is complete with an impressive outdoor kitchen suite, making hosting your nearest more streamlined than ever, zip track blinds ensuring year-round comfort. A low maintenance rear yard boasts exposed aggregate paving, garden shed and lush lawns, showcasing just enough footprint to please green thumbs and furry family members without sacrificing all your free time to gardening. A central home theatre is equally ready for movie night or adaptation as a fourth bedroom, while downstairs bathroom and separate laundry with exterior access tick the final boxes to lower floor. Upstairs, a lounge to landing provides even more room to spread out, while an extensive main bedroom suite is bookended by balcony, two walk-in robes and designer ensuite for the ultimate parents retreat. Two additional bedrooms are complete with walk-in robes, both skilfully serviced by a three-way family bathroom expanding the calibre of the ensuite to accommodate both the morning rush and evening bath times. Amenities galore are at your fingertips, with Coles Greenacres a short walk away, with Hampstead Road and North East Roads nearby for a plethora of speciality and big box shopping. Close to quality educational options, including walking distance to Hampstead Primary School, with Roma Mitchell Secondary College and numerous private schools close by. Only 15 minute's drive to the Adelaide CBD, or an easy commute via direct public transport from Hampstead Road. Get ready to embrace elevated living... More to love:

- Double garage with internal and rear pedestrian access
- 6kw solar panel system to save on bills
- Additional off-street parking
- Ducted reverse cycle air conditioning
- Easy care tiles and polished timber floors to bedrooms
- Neutral colour palette
- Downlighting and high-end feature pendant lighting
- Plantation shutters
- High-end bathrooms with floor-to-ceiling feature tiling, frameless shower screens, stone-topped vanities
- Outdoor kitchen with BBQ, wok burner and wine fridge

Specifications: CT / 6183/528 Council / Port Adelaide Enfield Zoning / GN Built / 2018 Land / 451m<sup>2</sup> (approx) Frontage / 8.98m Council Rates / \$1,886.85pa (approx) Emergency Services Levy / \$192.10pa (approx) SA Water / \$218.49pq (approx) Estimated rental assessment: \$790 - \$820 p/w (Written rental assessment can be provided upon request) Nearby Schools / Hillcrest P.S, Hampstead P.S, Avenues College, Northfield P.S, Roma Mitchell 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