

126 Gloucester Avenue, Belair, SA 5052

HARRIS

Sold House

Thursday, 26 October 2023

126 Gloucester Avenue, Belair, SA 5052

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 927 m2

Type: House



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\$1,270,000

Nestled in the tranquil hills of Belair, 126 Gloucester Avenue embodies the essence of idyllic hills living. This captivating property, exuding warmth and charm beckons with a range of features that cater to both comfort and style, making it the perfect family haven for those who yearn for the pleasures of Hills living while maintaining easy access to schools and amenities. Upon arrival the beautifully landscaped front gardens greet you, setting the stage for what awaits within. The property's great street appeal is undeniable, with a classic and inviting facade that immediately captures your attention. Once inside you'll discover the timeless beauty of timber floors that run throughout the living spaces, creating an ambiance that is both welcoming and enduring. As you step into the spacious hallway, a grand entrance leads you into the heart of the home, unveiling a suite of remarkable features. The main bedroom is a sanctuary complete with a walk-in robe, ensuite with dual basins, a separate toilet, and a spacious shower. This modern home was built in 2011, designed to meet the demands of contemporary living. A sunken lounge/theatre room is the perfect spot for cosy movie nights or entertaining friends and family. The open-plan dining area seamlessly connects to a modern kitchen equipped with Calacatta Blanco benchtops, huge island benchtop space, ample storage, and stainless steel appliances, turning every meal preparation into a culinary delight. Convenience is further heightened with a walk-in pantry and a gas burner, catering to all your kitchen needs. 3 additional bedrooms, each with built-in robes, offer ample space for family members or guests. The main bathroom features both a bath and a separate shower, while a powder room provides added convenience for visitors. The laundry, equipped with a linen cupboard, offers practicality and easy access to the backyard. For the environmentally conscious homeowner, the property boasts 14 solar panels, offering an eco-friendly and cost-effective means of power generation. No matter the season, you can enjoy year-round comfort and climate control with the ducted reverse cycle air conditioning, ensuring that the elements do not intrude on your serenity. For those seeking outdoor solace, the property presents a sunroom and veranda with a ceiling fan, which are ideal for relaxation and enjoying the natural surroundings. The established gardens are designed for low maintenance, ensuring that you have more time to savour the outdoor serenity. Features you'll love:- two plumbed water tanks, one with a capacity of 7500l and the other with 2100l- Combustion fireplace in lounge room- 14 Solar panel system- Generous third living zone/home theatre- Ensuite features dual basin- Dedicated home office- Ducted reverse cycle air conditioning- Double garage with automatic roller door- Auto and manual garden irrigation

Beyond the property itself, the location offers a wealth of amenities and convenience. For families, local kindergartens and schools, including St John's Grammar senior school, are within walking distance. For daily necessities and shopping, local shops in both Belair and Blackwood are readily accessible. Public transport is a breeze, with buses available on Gloucester Avenue and trains departing from Pinera station, providing easy connectivity to the city. 126 Gloucester Avenue is a rare opportunity to secure a family home in Belair that offers the quintessential Hills lifestyle, with all the modern comforts and amenities at your fingertips.

Specifications: CT / 5577/567 Council / Mitcham Zoning / Hills Neighbourhood Built / 2011 Land / 927m² Frontage / 24.38m Council Rates / \$2,687pa Emergency Services Levy / \$282pa SA Water / \$254pa Estimated rental assessment / \$1,100 to \$1,200 per week / Written rental assessment can be provided upon request

Nearby Schools / Belair P.S, Blackwood P.S, Eden Hills P.S, Bellevue Heights P.S, Blackwood H.S, Springbank Secondary College, Mitcham Girls H.S

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