

12A Auricchio Avenue, St Marys, SA 5042



Sold House

Friday, 11 August 2023

12A Auricchio Avenue, St Marys, SA 5042

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 426 m2

Type: House



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\$870,000

Joe Marriott and the team at Ray White Colonel Light Gardens are proud to present this flawless 2015 solid brick Torrens Title home, full of light, irresistibly peaceful and deceptively spacious despite its low-care footprint. A striking north-facing facade includes a stunning modern entry with beautiful landscaping, and an impressive driveway with room for two secure cars in the spacious garage and up to three additional cars in the driveway or even room for a boat or trailer. With ample room for a growing family, the functional floorplan offers three bedrooms with the option to turn the office into a fourth bedroom or an excellent home office, perfect in this 'working from home' era. Bypass the second living area currently set up as a lively billiards room, and discover bedrooms two and three complete with carpet, ceiling fans and mirrored built-in wardrobes. The heads of the household will enjoy the generous master suite complete with a chic ensuite where the stresses of the day will melt away as you unwind beneath the large walk-in shower. Offering the same luxe as the ensuite the three-way main bathroom offers a functional layout of a separate bath and shower, toilet and powder room offering ample storage and keeping peak times convenient. The show stopping 'gallery-like' hallway continues through to your open plan living and dining entertaining mecca, simply beautiful! As practical as it is impressive the designer kitchen is a chef's delight, featuring stone benchtops, a gas cooktop, an electric oven, a walk-in pantry with sensor light and an abundance of storage with an excellent fit-out of drawers; cook homemade dinners with a view out to your lush green sanctuary in a home you will never want to leave. Entertain your friends and family with ease, spilling out through the glass sliding doors to your all seasons alfresco oasis. Decked out and ready for all your party plans, there are two mains gas connections for a BBQ or heating and retractable zip blinds for sunny summer afternoons or cold winter nights. Venture further and instantly fall in love with your humble garden featuring fruit trees, established greenery and raised veggie gardens for all your homegrown goods; the final box ticked for that lifestyle you've been waiting for. As the little ones grow up, you're zoned to Unley High and just moments from Colonel Light Gardens Primary, Springbank Secondary College, Flinders University, and plenty of public transport to get them on their way. The picture-perfect home to raise kids in, start a family or downsize and reap the benefits of the fantastic location, where you are spoilt for choice with local parks, walking trails and sporting facilities, all within arm's reach. You'll love your weekly shopping trips to Adelaide's finest supermarket, Pasadena Foodland, making grocery runs and coffee stops an absolute breeze; or jump on the Southern Expressway and indulge in all that McLaren Vale has to offer on your weekends! Nailing all features and attention to detail, no stone has been left unturned in creating this contemporary masterpiece. The hard work has been done for you, a welcome relief in these times of high building costs and supply shortages; this is your chance to 'just move in' and enjoy your dream home! More reasons to love this home:- Landscaped and irrigated gardens - Security sensor lights and wired doorbell - Ducted evaporative reverse cycle air conditioning throughout - Manufactured floating timber floorboards - Room for double fridge and plumbing in place for ice fridge - Westinghouse oven and filtered water tap in kitchen - Excellent laundry with an abundance of storage and outdoor access - Hidden clothes line down side of house - North-facing office with ceiling fan or 4th bedroom catches the winter sun - 2.7 m ceiling height with 2.3 m door height - Fully insulated and double-glazed windows - 6KW solar system and 16KW solar battery - 8000lt water tank and steel frame house (termite resistant)- Large double garage with storage room and electric roller doors - Thermalock insulation and double glazing to most windows - Solar water heater with electric boosting - Entire home pre-wired during construction for ease - Home backs onto a peaceful reserve 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 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.