

13 Kalyra Road, Belair, SA 5052

Tanner

House For Sale

Thursday, 30 May 2024

13 Kalyra Road, Belair, SA 5052

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 779 m2

Type: House



Dave Sarah Smith
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Beth Sara
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Best Offers By Tues 18th June 11am (USP)

Cornering picturesque Kalyra Road and no-through Scenic Court, this double brick four-bedroom home captures the magical surrounds and seaside views from its completely remodelled footprint. Set upon a gum-studded 779sqm allotment, the home feels utterly immersed in the bush-like surroundings whilst wonderfully positioned just 5-minutes in each direction from both Mitcham Square and Blackwood Village amenities. Welcoming via a light-filled front atrium, high ceilings extend to a quiet slumber zone boasting three spacious bedrooms upon plush carpets, each with modern built-in robes and graced with picture windows to integrate the incredible treetop canopies. The extensively renovated open plan lounge, dining and kitchen is elevated to offer incredible views over the western suburbs to the coastline – best enjoyed on the connecting private balcony whilst the sun sets. Granting the ultimate in family functionality, the double garage directly accesses a self-contained lower level creating the perfect domain for multi-generational living or a home office – extending from a large rumpus with wet sink to modern bathroom, fourth bedroom and verandah with direct external access. Perfect to entertain, take a tranquil moment to yourself, or just let the kids run wild, the rear level yard delivers an invigorating dose of fresh air, along with veggie gardens and abundant easy-care terrain that reflects the surrounding hills habitat. Windy Point restaurant is a short walk down the road encouraging you to escape for a romantic date night, whilst the younger generation can always prioritise outdoor recreation with Belair National Park and multiple other nature reserves just moments away... Even more to love:

- Torrens-titled, nature-abundant 779sqm allotment
- Secure double garage with internal access to lower level
- Updated kitchen with induction cooktop, electric oven, dishwasher & stone benchtops
- Updated double glazed windows and doors throughout
- Built-in modern robes to all bedrooms
- Two beautifully renovated, floor-to-ceiling tiled bathrooms
- R/C ducted air conditioning & ceiling fans
- 100m to bus stop & 15-minute walk to Pinera train station
- Zoned for Blackwood High School
- Proximity to Belair Primary, St John's Grammar & Scotch College
- 5-minute drive to Blackwood Village, Mitcham Square shopping amenities & 20-minutes from the CBD

Solidly built and abounding in both lifestyle and nature, you don't want to miss this! It's our absolute privilege and pleasure to bring this property to the market. Please call Dave Smith on 0418 896 392 with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you!

Specifications: CT / 5636/820 Council / Mitcham Zoning / HN Built / 1968 Land / 779m² (approx.) Council Rates / \$2,542.75pa Emergency Services Levy / \$465.50pa SA Water / \$250.73pa Estimated rental assessment: \$730 - \$800 p/w (Written rental assessment can be provided upon request) Nearby Schools / Belair P.S, Clapham P.S, Blackwood P.S, Hawthorndene P.S, Blackwood H.S, Springbank Secondary College, Mitcham Girls H.S, Urrbrae Agricultural H.S

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