

**13 Launceston Avenue, Warradale, SA 5046**



**Sold House**

Thursday, 9 November 2023

13 Launceston Avenue, Warradale, SA 5046

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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**\$1,090,000**

Imparting a dreamy first impression of a timeless facade and manicured front lawn, ends with a breathtaking extension, and the realisation that you've found something truly special in one of Adelaide's finest locales; just 5 minutes from the beautiful coastline of Brighton. Impeccably renovated from top to bottom, retaining original timber floorboards contrasted with crisp white walls, two impressive skylights and sheer floor-to-ceiling curtains, filtering the light throughout in what amounts to be an absolute suburban stunner. Offering three bedrooms with carpet, ceiling fans and split system air conditioning units, the heads of the household will indulge in a double walk-through wardrobe with an excellent fit out of storage through to the chic ensuite where the stresses of the day will melt away under the beautiful walk-in double shower and double vanity. Bedrooms two and three offer built-in wardrobes of their own, and share the spacious modern bathroom where a free-standing round bathtub awaits! Flawless in design, a celebration of light, space and functionality come together in the open-plan kitchen, living and dining area. Drenched in natural sunlight due to its well-positioned skylight and glass cafe doors, this will be the hub of the home for living and entertaining all year round thanks to the gorgeous electric log fireplace, ceiling fan and split system air-conditioner. Home cooks will be inspired to cook magnificent meals in this chic kitchen with stone benchtops, gorgeous cabinetry, a free-standing gas oven and cooktop, a double-fridge alcove and an integrated dishwasher, all complimented by a beautiful white herringbone splashback. A euro laundry and hidden butlers pantry, keeps this space clutter-free, with room for a washer and dryer, a sink and excellent storage tucked behind mirrored bi-fold doors. Entertain your friends and family with ease, spilling out through the glass sliding doors to your all-season entertaining alfresco. 'Decked' out and ready for all your party plans, with a ceiling fan and provisions for an outdoor kitchen with a gas point and powerpoint in place, this is going to be the best summer yet! The garden is fully fenced, providing peace of mind for your fur friends, and a pop-up irrigation system on the front and back lawns keeps these spaces green all year round for the kids to enjoy. And just when you thought you were done, you will venture to the rear of this property and discover an excellent studio room. Use this space as a fourth bedroom, teenage retreat, second living room or home office and enjoy access through the carport to the front yard. The picture-perfect home to raise kids in, with local parks at arm's reach and cafes to enjoy on the weekends. As the little ones grow up, you're zoned to Brighton High School, just a short drive to Warradale and Brighton Primary Schools and moments from Sacred Heart College and McAuley Community School. Close to exclusive shops and amenities including Westfield Marion and Jetty Road Brighton for the weekend buzz and electric cafe culture, you have just found yourself an absolute gem! Nailing all features and attention to detail, no stone has been left unturned in creating this modern masterpiece. The hard work has been done for you, a welcome relief in these times of high building costs and supply shortages. This stunning home will impress any fashionable buyer and offers a lifestyle envied by so many! More reasons to love this home:- Renovated c1950 Torrens titled home on a corner block - Completely renovated throughout in 2020- Ceiling fans and split systems throughout - Skylight in main bathroom and kitchen - Original timber floorboards and carpet in bedrooms - Master with walk-in wardrobe and ensuite - Bedrooms two and three with built-in wardrobes - Euro laundry with storage, sink and pantry space - Electric roller door to two-car carport - Additional lock-up storage room behind studio - Hidden garden shed with front and back yard access - Rainwater tank, gas outlet to deck and powerpoint

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