

**13 Milan Terrace, Stirling, SA 5152**

**HARRIS**

**House For Sale**

Wednesday, 27 December 2023

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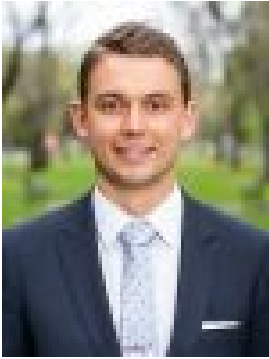
**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1481 m2**

**Type: House**



Jack Hodgson  
0423029621



Josh Biggs  
0407604041

## Contact Agent

Best Offers By 10am Tuesday 30th January 2024 (Unless Sold Prior) An exemplary designer home with all the bells and whistles, enveloped by striking hills gardens, and in prime position on one of the most iconic streets of Stirling – 13 Milan Terrace is the full trifecta. Radiating sophistication that harmonises perfectly with its leafy locale, a contemporary frontage layers render and Colourbond with stone and timber detailing. Lush storybook gardens wrap the allotment with camelias, hydrangeas and agapanthus, winding slate paths canopied by heritage trees. Maximising northern orientation and showcasing a study in scale, soaring sloped ceilings rise to meet vast picture and clerestory windows across the upper level. Feature stone delivers rich detailing over connected entryway, living and kitchen for easy modern flow, while media lounge with coiffured ceilings and surround sound is on hand for movie nights – all you need to bring is the popcorn. The gourmet kitchen unites Smeg appliances and stone benchtops with vast butler's pantry and dedicated coffee station, plumbed One Group machine guaranteeing zero wait time for your morning brew. Sliding doors integrate with outdoor entertaining area, the ideal observation deck to survey your empire, with Ziegler and Brown BBQ and Bromic industrial heating ensuring all seasons entertaining. An enviable parent's retreat, the expansive main bedroom boasts both walk-in robe and designer ensuite for resort-like bliss. Four additional bedrooms are spread equally across both floors, offering ample scope to configure exactly as you need, with downstairs lounge, kitchenette and alfresco area providing framework for multi-generational living or a bespoke work-from-home suite. Extensive under house storage and generous double garage with workshop facilities complete the footprint with endless utility - you'll be hard pressed to run out of space. While it's easy to soak up the constant peace and feel miles away from it all, in reality, you're only a 5-minute walk from the buzzing main street of Stirling. Take your pick from the plethora of cafes, eateries, specialty shops, and services, as well as monthly markets and even an Adelaide Fringe hub in the hills, or set up camp at the beloved Stirling Hotel for summer sips on the deck or winter reds by the fire. Stirling East and Heathfield Primary Schools, Heathfield High School, and a plethora of private schooling options are on hand for a streamlined school run, while it's only 15 minutes to the Adelaide CBD. A home for all seasons and every era - the good life starts here. More to love:

- 2018 build with 7-star energy rating
- 11kw solar panel system with 36 panels and smart meter
- Commercial grade double glazed windows
- Expansive double garage, plus additional carport with rear yard access
- Ample off-street parking
- Daikin Ducted reverse cycle air conditioning throughout, with HeatGlow wood-look gas heater to central living area
- Designer kitchen with 900mm gas cooktop and oven, stone benchtops, floor-to-ceiling feature tile splashback, undermount sink, contrast cabinetry and pendant lighting, with butler's pantry complete with Miele dishwasher
- Upscale bathrooms with floor-to-ceiling contrast tiling, stone-topped wall-hung vanities, and high end fittings
- Spacious laundry with exterior access to western deck
- Established gardens with feature lighting and irrigation system
- Tiled floors and plush carpets
- Electric roller blinds to media lounge and main bedroom
- Energy efficient lighting with automation - LED strip lighting full range 1M colour variable, including warm to cool white, and downlighting with warm to cold white light options
- Keyless door entry with remote and timer locking
- Swing set
- Ceiling hung curtains

Specifications: CT / 5747/315 Council / Adelaide Hills Zoning / SN Built / 2017 Land / 1481m<sup>2</sup> Council Rates / \$3,946.48pa Emergency Services Levy / \$343.08pa SA Water / \$243.05pa Estimated rental assessment: \$1,100 - \$1,200 p/w (Written rental assessment can be provided upon request) Nearby Schools / Stirling East P.S, Crafers P.S, Heathfield P.S, Aldgate P.S, Upper Sturt P.S, Heathfield H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S

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