

13 Pasadena Crescent, Pasadena, SA 5042

Tanner

House For Sale

Thursday, 9 May 2024

13 Pasadena Crescent, Pasadena, SA 5042

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 787 m2

Type: House



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Best Offers by Tues 21st May, 11am

Best offers by 11am Tuesday 21st May (unless sold prior) Every now and again some properties come along that you simply must visit to be appreciated. Well, 13 Pasadena Crescent, Pasadena is one of those properties located in a quiet Cul de sac opposite Sheperds Hill Recreation Park perched on a crest overlooking an incredible valley with nature at your doorstep. Built in 2017 by Multi Award Winning Builders 'Claridge Construction' the home itself boasts high functioning sustainable methodologies through innovative materials, raked ceilings, north light windows, compartmentalization, and home orientation delivering an exceptional contemporary property with low energy consumption in both summer and winter. The refined floorplan with spacious living throughout includes three double plus sized bedrooms, master with walk through robe and ensuite, a large open plan kitchen, family dining space, a second living space, main bathroom with separate toilet (and vanity) and a large laundry with direct personal access to the double garage with workshop. The large deck adds another amazing dimension to this quality home where you'll meet the 'locals' and the stunning views are at a premium providing a perfect spot for a morning cuppa, alfresco dining, or dusk drinks as you take in the amazing Adelaide sunsets. Sustainable features include: *Solar power - Tindo solar Panels (SA Made) 10 x panels Approx 3.3kw. Solar Edge convertor SE3000H *Rainwater storage, 2 x 13000 litres capacity, strategically placed under the deck. *Commercial 5mm toughened glass (front of home) *Hardie Linea Weather board *Combination of R6 (ceilings), R2 (interior) and foam sheeting insulation Kitchen features include: *Masses of storage options including overheads and pantry with swivel storage *Westinghouse electric wall oven *Westinghouse 4 burner gas cook-top with range *Bosch Stainless Steel Dishwasher *Integrated rubbish bin *Double Fridge space *Microwave space *Wine rack *A lovely combination of solid and timber benchtops *Island bench with double sink and allocated seating *Modern splash back, feature lighting and deep soft close drawers and cupboards Other quality features include: *Master bedroom with ceiling fan and direct deck access, WTR and deluxe ensuite beautifully fitted includes quality chrome fittings, double freestanding vanity with solid benchtops, large semi frameless shower alcove and IXL Heat lamp/fan. *Deluxe main bathroom beautifully fitted includes quality chrome fittings, deep bath with single mixer, freestanding vanity with solid benchtops, large semi-frameless shower alcove, IXL Heat lamp/fan, stylish neutral décor. *Bedrooms two and three, double in size feature, high ceilings, ceiling fans & floor to ceiling BIR's. *Quality spotted gum floating floors *LED lighting throughout *Daikin Split R/Cycle Air-conditioning to both living areas (2 units) *Large laundry with solid benchtops, excellent storage, and cupboard space *Quality fixtures and fittings throughout *Selected electric windows *Double garage with automated roller door, wide rear access, workshop space and direct personal access. *Clothesline *Rinnai 26 IGHWS **Low maintenance landscaped grounds with raised veggie beds and a sprinkling of fruit trees * Fully enclosed rear yard, secure for kids and pets *Concrete driveway with extra parking options *Exposed aggregate paths. *Rear pergola draped with Wisteria vines This ever-popular location has so much to offer just 20 minutes to the CBD and within easy reach to Southern Express Way, Clapham Primary School, CC Hood Reserve and Dog Park, the amazing Pasadena Green shopping complex and the soon to be built Panorama Hotel featuring a bottle shop with tasting room, accommodation, rooftop bar, café, restaurant, and gaming room. Excellent public transport options are available via train or bus giving you great convenient access into both the City and Flinders Hospital / University. It's our absolute privilege and pleasure to bring this property to the market. We're here to help and we'd love to hear from you, we can't wait to show you through. Specifications: CT / 6170/392 Council / Mitcham Zoning / HNBuilt / 2017 Land / 787m2 (approx) Council Rates / \$2,266.35pa Emergency Services Levy / \$204.95pa SA Water / \$694.62pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Clovelly Park P.S, Clapham P.S, Bellevue Heights P.S, Marion P.S, Unley H.S, Springbank Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, ho