

13A Elgin Avenue, Warradale, SA 5046

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 22 May 2024

13A Elgin Avenue, Warradale, SA 5046

Bedrooms: 4

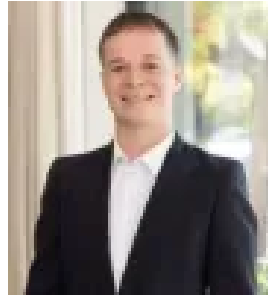
Bathrooms: 2

Parkings: 2

Type: House



Simon Noakes
0402211543



Jake Billich
0881663989

Best Offers By 10/6 (USP)

Best Offers By Monday 10th of June at 10am (Unless Sold Prior). Completed just this year on Elgin Avenue, this polished four-bedder on a low fuss 398m² offers sparkling modern living with minimal upkeep in central Warradale. Positioned a dash to the coast, city and Westfield Marion alike, Elgin Avenue offers a friendly suburban streetscape with enviable access to it all. Behind a stylish hebel facade accented with natural tones of timber and stone, enter the home between impressive 3m ceilings and modern laminate flooring to find a lengthy living room enjoying wonderful afternoon light, overlooking the garden and north-facing internal courtyard, which serves as a great protected second outdoor space to relax. Four carpeted bedrooms line the hall, with built-in robes for bedrooms two to four, and a generous main bedroom suite boasting both a walk-in robe and WOW-factor fully-tiled ensuite bathroom. Servicing bedrooms two to four, the very chic main bathroom keeps in uniform with the ensuite. Embrace more beautiful tiles, a huge shower and sumptuous freestanding bath, with a three-way configuration ensuring added practicality as a guests' powder room. Open plan living will undoubtedly form the heart of your home life on Elgin. Make the most of a light and bright modern kitchen, coming together between fluted island bar detailing, a window splashback, contrast cabinetry and inspired pendant lighting. It's bursting with quality at every turn, from a Westinghouse 900mm oven and gas cooktop and fully integrated Ariston dishwasher, to the large walk-in pantry behind the scenes. Enjoy ample space to entertain, dine and recline indoors, with a wonderful tiled Alfresco extending your capabilities to the great outdoors. With a modern outdoor kitchen including a built-in barbecue and sink, and a ceiling fan for added comfort, there's a lot to look forward to when you settle into this absolute catch of a home in winning Warradale. The convenience of Westfield Marion is on your doorstep, including Bunnings and Kmart, Big W and supermarkets galore. Pick up your morning coffees down the street at Banks and Brown, take the kids or pooches to Warradale Park Reserve around the corner, and enjoy excellent access to suburban beaches and leisure at SA Aquatics and Leisure Centre, Event Cinemas and so much more in Warradale. Features to love:- Samsung 12kW reverse cycle ducted A/C throughout- Secure double garage and further off-street parking on exposed aggregate driveway- Secure alarm system- Gas hot water system- 3000L rainwater tank plumbed to W/C- Low maintenance landscaping and good neighbour fencing- Zoned to Brighton Primary and the coveted Brighton Secondary, close to Westminster School and seconds to Warradale Kindergarten- Moments to public transport along Sturt Road plus Marion Interchange and Warradale Railway Station- Just 658m to Westfield Marion, 1.7km to North Brighton Beach and 10km to the Adelaide CBD. Land Size: 398sqm Frontage: 9.32m Year Built: 2024 Title: Torrens Council: City of Marion Council Rates: TBCSA Water: TBCES Levy: TBC 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 Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.