

14 Wayne Avenue, Darlington, SA 5047

**NOAKES
NICKOLAS**

House For Sale

Thursday, 30 November 2023

14 Wayne Avenue, Darlington, SA 5047

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1492 m2

Type: House



Simon Noakes
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Jake Billich
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Best Offers By 18/12 (USP)

Best Offers By Monday 18th December 12pm (Unless Sold Prior). Originally architecturally designed by Noel Blaess, this beautifully updated and extended timber 1988 pole frame house offers a luxurious sanctuary over a spacious 1492m² a short drive to the coast in Darlington. Freshly painted externally and including an abundance of new decking, the home is defined by striking outdoor spaces with glorious westerly views, and spacious internal living areas perfect for families or entertaining. The original floor offers three bedrooms, two bathrooms, a spacious kitchen/meals, and a large carpeted lounge/dining under timber-beamed and raked ceilings. Added in the late 90's, the ground floor extension adds two more bedrooms (or a bedroom and an office), a large laundry, and a generous family room. Completing the picture for a relaxing and refreshing sanctuary, the swimming pool area is wrapped in stylish decking and includes a gazebo, jetty and bench seating, with beautiful treetop views across the skyline from both the pool area and a fabulous balcony. All carpeted for comfort, two of the top floor bedrooms are fitted with built-in robes and generous windows, with an impressively modern adjacent fully-tiled bathroom including a walk-in shower with dual shower heads, a freestanding bathtub, and a modern vanity. On the other side of the first floor, the main bedroom enjoys a walk-in robe and equally stylish ensuite bathroom, with sliding doors to the deck enhancing the views beyond. A fabulous contemporary kitchen connects to both the rear deck and front living spaces with ease. Enjoy a large island/breakfast bar with pendant lighting, tons of sleek white cabinetry, a glass splashback and quality appliances. On ground level, the tiled family room and sunroom open via glass sliding doors to the lush pool and outdoor entertaining area beyond. Wrapped in established greenery and waterfall-esque rocks, you'll love the continued sense of indoor/outdoor flow, while you can settle the kids in front of a movie after a big day in the pool. Beautifully considered and luxuriously renovated, this warm and welcoming modern home rich in personality is ready to elevate your lifestyle for the years to come in Darlington. From Wayne Avenue pick up great local coffee at Café Brio, complete your shopping at Westfield Marion, and explore the hiking trails of Sturt Gorge Recreation Park and O'Halloran Hill. Flinders University students and Flinders Medical workers can enjoy an easy commute, while on weekends, that wide stretch of suburban coastline awaits, from Seacliff and Marino to Brighton and beyond. More features to love:- Solar-heated swimming pool- Ducted evaporative cooling, reverse cycle split system A/C to lounge and family room plus combustion wood fire upstairs- Carport/gym and further off-street parking- Chubb secure alarm system- Irrigated front and rear gardens- Close to unzoned Darlington Primary School & Brighton Primary School- Zoned to Aberfoyle Park High, close to Westminster School, Sacred Heart College and Flinders University within the catchment area for Flagstaff Hill Kindergarten & Seaview Downs Kindergarten- Easy access to public transport along Main South Road and Flagstaff Road plus Oaklands Train Station- 2km to Westfield Marion, 3.8km to Seacliff Beach and just over 11km to the Adelaide CBD. Land Size: 1492sqm Year Built: 1988 Title: Torrens Council: City of Onkaparinga Council Rates: \$2298.87 PASA Water: \$195.47 PQES Levy: \$169.40 PA 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.