

15 Almond Grove, Magill, SA 5072



Sold House

Thursday, 21 September 2023

15 Almond Grove, Magill, SA 5072

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 464 m2

Type: House



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Contact agent

A modern contemporary marvel of mesmerising proportions nestled in this whisper-quiet enclave of the sought-after leafy east, 15 Almond Grove showcases incredible foresight in carefully curating a footprint of wonderful adaptability and exceptional family-friendly living. With a wash of modern updates to this spacious and sprawling home, enjoy a beautiful blend of formal lounge and dining spaces flowing freely into the light-filled open-plan family and meals area headlined by an airy and inviting chef's zone set to sparkling stone bench tops ready for cooking with company whether its mid-week meals with the kids or vino-inspired weekend dinners with friends. You'll also find a large rumpus eager to embrace warm weather festivities as bi-fold doors open directly to the stunning, resort-style deck and Bali Hut that frame the sparkling swimming pool for endless summer sun. With an adjoining sunbathed lawn area and all-weather alfresco - outdoor living here is taken to unimaginable and unrivalled heights. Meanwhile, remarkable use of space and interior design delivers a soaring second floor that sees three double bedrooms all with built-in robes, kids' retreat with bright and light main bathroom, as well as luxurious corner-positioned master bedroom featuring huge walk-in wardrobe and sweeping dual-vanity ensuite with separate shower and relaxing tub. There's also a long list of excellent inclusions ranging from a ground floor home office or bedroom option, guest WC, understairs storage and practical laundry, as well as toasty fireplace in the lounge, ducted AC throughout for year-round comfort and bill-busting solar system. With loads to love and little to update or improve, this stellar family home is all about lifestyle emphasis where every day conveniences see popular parks and reserves a short walk from your front door along with primary and high schools a moments further, as well as the bustling Firlle Plaza a stone's throw away, the iconic Parade Norwood 10-minutes and the CBD in under 15.

FEATURES WE LOVE

- Incredibly spacious ground level flowing from the formal lounge and dining into the light-filled open-plan kitchen, meals, family and rumpus for unrivalled entertaining potential
- Sparkling stone-topped kitchen with plenty of space for helping hands, scan and socialise while you cook with gleaming stainless appliances, dishwasher and sleek electric cook top
- Bright and airy upstairs second living area, 3 large bedrooms all with BIRs, neat and tidy bathroom with separate shower, bath and WC, and beautiful master wing featuring huge WIR and dual vanity-ensuite spilling with natural light
- Ground floor guest bedroom or dedicated home office
- Practical laundry with storage, understairs storage and ground floor guest WC
- Ducted AC throughout as well as toasty fireplace in the formal dining, as well as split-system AC in the kitchen, upstairs retreat and master bedroom all powered by the solar system
- Picture-perfect outdoor living with a sparkling swimming pool, Bali Hut and timber decking
- Undercover alfresco area overlooking the sunbathed lawn
- Long double garage and striking street frontage

LOCATION

- Heart and centre of the exclusive eastern suburbs surrounded by family-friendly parks and reserves including moments from the iconic Morialta Conservation Park
- A stone's throw to Magill Primary and walking distance to Morialta Secondary and Rostrevor College
- Only 1.2km to Firlle Plaza and Kmart for all your daily essentials, 10-minutes to the Parade Norwood and 6.4km to Adelaide CBD

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Campbelltown Zone | GN - General Neighbourhood \\ Land | 464sqm (Approx.) House | 389.2sqm (Approx.) Built | 1998 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa