

15 Koolaman Street, Joslin, SA 5070

Sold House

Friday, 3 November 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 476 m²

Type: House



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Contact agent

This modern well-appointed residence will be perfect for those looking to downsize, but still wanting to enjoy gardening and entertaining, as well as buyers seeking a home that would fit their busy lifestyle. The home was built in 2015, and sits behind an established hedge with mature crepe myrtles, boxed hedging, and green, lush lawn. The garden is impressive, featuring an espaliered lemon tree, mandarin and dwarf apple trees. Upon entering, the light-filled formal sitting room with plantation shutters greets you, offering a versatile space for entertaining or reading your favourite book. There are three bedrooms; the main bedroom is at the front of the house, overlooking the front garden, offering a generous ensuite bathroom, built-in robe and ceiling fan. The two additional bedrooms with built-in robes and ceiling fans are situated at the rear of the home and enjoy a separate sleeping zone, serviced by a three-way family bathroom. To enhance functionality, a generously sized laundry and a wall adorned with practical built-in cupboards provide ample space for your storage needs. The open-plan living area of this home is designed for modern living and wraps around a central paved courtyard and patio, creating a seamless transition between indoor and outdoor spaces. The kitchen features 2pack cabinetry, Siemens appliances, including dual ovens, gas cooktop, and dishwasher, making cooking an enjoyable experience. A central island bench with stone benchtops with ample room for stools and seating, making it a perfect spot for casual dining and entertaining. The central paved courtyard is accessed through sliding glass doors, where a fully retractable shade blind helps with those summer BBQ gatherings with comfort and style. Set on a peaceful corner allotment with secure double garaging plus room for a further two vehicles. Features include:

- Double-glazed windows
- Underfloor heating
- Caesarstone bench and vanity tops plus 2pak cabinetry
- Quality storage throughout, including linen/storage cupboards and built-in robes
- Daikin ducted reverse cycle air conditioning
- Ducted vacuuming
- Multiple Living areas
- Shade blinds to dining room windows
- 6.64kW solar system
- Monitored security system
- Double side-by-side garage
- Provision for gas heating
- Fully landscaped gardens with a (Wi-Fi) controlled watering system
- Vegetable garden & vegetable pod

The property falls within the highly sought-after school catchment zones of East Adelaide Primary, Walkerville Primary and Marryatville High schools. Walking distance to Woolworths on Walkerville Terrace, as well as the local cafes, shops and Sussex Hotel. St Peters Bakehouse, library and other shopping options are close by. Seamless connectivity is guaranteed with convenient access to public transport along Walkerville Terrace and Sixth Avenue. This idyllic property boasts an enviable location, with Linear Park and its picturesque biking and walking trails, along with the Dunstan Adventure Playground, right at the end of the street. This combination creates an oasis of outdoor leisure and recreational opportunities.