

**15 Padbury Road, Gilles Plains, SA 5086**

**Boffo**

**House For Sale**

Wednesday, 22 November 2023

15 Padbury Road, Gilles Plains, SA 5086

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 346 m2**

**Type: House**



Fadi Oudih  
0455999007



Surinder Singh  
0488555119

## Auction \$1,250,000

Auction Location: On Site

Boffo Real Estate proudly presents 15 Padbury Road – an exquisite residence boasting an enviable address. Meticulously constructed and impeccably designed, this two-level layout offers abundant space and is destined to captivate from the moment of arrival. Blending modern chic with upscale features, every detail has been executed to perfection. Upon entering, you'll be greeted by the stunning high coffered ceilings and large marble-look tiles seamlessly flowing from the entry. The inviting path leads past the home theatre and further extends to the expansive open-plan kitchen, family, and dining area. The state-of-the-art kitchen takes center stage, featuring sweeping stone benchtops, top-tier cabinetry, stylish Oliveri tapware, Electrolux built-in oven and microwave, integrated Miele dishwasher, and a generously sized butler's pantry – a haven for the passionate home chef. A feature bulkhead ceiling adorned with exquisite pendant lighting and a distinctive breakfast bar enhance the kitchen's allure. Spread across two levels, five bedrooms with on-trend neutral flooring provide ample space for the entire family. The luxurious master suite includes a spacious walk-in robe, a contemporary ensuite boasting a double sink vanity, freestanding bath tub, and floor-to-ceiling tiles, along with a private balcony. Bedrooms two, three, and four benefit from built-in robes and share a convenient powder room and bathroom, while the fifth guest bedroom is located on the lower level with access to the third bathroom. An additional retreat living space upstairs and a study nook add to the home's allure. The opulence of the interior is further complemented by a large laundry with built-in joinery and external access, serving as an ideal mudroom, rounding out the lavish internal layout. Sliding doors establish a seamless connection between the open-plan interior and the outdoor alfresco area, facilitating effortless entertaining. The alfresco space, featuring an outdoor kitchen and built-in BBQ, is perfect for summer barbecues, while the low-maintenance backyard provides ample room for children and pets to play. Opportunities of this caliber and location are a rarity in the market, so act swiftly. This property must be seen to be truly appreciated for its grandeur and charm.

Lower level comprising:- Grand entry hallway boasting high coffered ceilings to invite you home- Home theatre room set to the front of the home- Commodious open plan living area, featuring high recessed ceilings to enhance the sense of space- Bespoke kitchen featuring a chic island bench, sweeping stone benchtops, ample cupboard space, Electrolux built-in oven and microwave, Electrolux 900mm induction and gas cooktops, Schweigen silent rangehood and impressive butlers-in pantry with Miele integrated dishwasher and additional sink- Dining room enhanced with natural light through the large windows and direct access to exterior- Bedroom 5 with built-in robe- Valuable bathroom - Sliding doors opening to the alfresco area with Beefeater BBQ and gas burner - Striking facade with low maintenance front gardens with gate - Large laundry with built-in joinery- Store room - Double garage with storage and automatic panel door- Ducted air-conditioning throughout

Upper level comprising:- Luxurious master suite offering a walk-in robe, private balcony and show-stopping ensuite featuring floor-to-ceiling tiles, standalone bath tub, shower and double basin wall-hung vanity- Good-sized bedrooms 2, 3 and 4; complete with built-in robes - Modern main bathroom with floor-to-ceiling tiles, standalone bath tub, dual basins on a wall-hung vanity and toilet - Retreat - Ducted air-conditioning throughout

Nestled in a superb location, this residence offers the best of both worlds, being just minutes away from the bustling shopping and entertainment hubs of Westfield Tea Tree Plaza and Gilles Plains Shopping Centre, while also providing the convenience of walking distance to public transport options, local parks, and esteemed educational institutions like St Paul's College and Kildare College. With a simple 11.5km (approximately) separating you from the Adelaide CBD, this exceptional fusion of accessibility and comfort makes it the ideal place to call home. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174