

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



**House For Sale**

Tuesday, 30 April 2024

15A Padbury Road, Gilles Plains, SA 5086

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 300 m2**

**Type: House**



**Brijesh Mishra**

0430140905



**Monique Kingsada**

0402041637

## Saturday 25th May 2:30pm (USP)

Perfectly positioned in a wonderful, lifestyle location, so close to local reserves, shopping and transport, this stunning two-storey modern residence, custom built home by Rendition Homes, offers elite contemporary accommodation across a generous 4 bedroom, 2 living area or 3 bedroom, 3 living area design. Enjoy both formal and casual zones that flow effortlessly throughout the modern open plan design. Fresh neutral tones, LED downlights, crisp timber grain flooring and ducted reverse cycle air-conditioning ensure your everyday comfort. Relax in a generous formal lounge/theatre room or step on through to a large, combined living/dining room where a bright modern kitchen overlooks. Cook in contemporary comfort with stainless steel appliances, window splashback, walk-in pantry, composite stone bench tops, crisp modern cabinetry recessed double sink and a wide breakfast bar. Step outdoors and relax in style and comfort on a wraparound alfresco portico, constructed under the main roof and overlooking a generous lawn covered backyard where there is plenty of space for the kids and pets to play. A full bathroom/powder room, luxurious laundry with exterior access, under stair storage and double garage with auto panel lift door and rear access roller door complete a value packed ground floor. Upstairs offers elite accommodation for the growing family and a valuable referred living space, ideal for the teenagers and growing kids. The master bedroom provides resort style amenities with a spacious walk-in robe, luxurious ensuite bathroom and dignified soft furnishings that add a romantic and opulent appeal. Bedrooms 2 and 3 both have built-in robes and are serviced by a clever 3-way bathroom with separate toilet and open vanity. If you're looking for style, comfort and contemporary appeal then this clever and thoughtfully designed family home kicks all the boxes for essential refined living. Briefly: \* Elite two-storey contemporary stunner on generous courtyard allotment \* Custom built home by Rendition Homes \* 2.7m ceilings with 2.4m doors \* Fresh neutral tones, LED downlights and crisp timber grain flooring \* Generous open plan living/dining room with bright modern kitchen overlooking \* Kitchen features with stainless steel appliances, window splashback, walk-in pantry, composite stone bench tops, crisp modern cabinetry recessed double sink and a wide breakfast bar \* Puratap mixer \* Non smudge and soft closing cupboards \* Spacious formal lounge/theatre room \* Wraparound tiled alfresco portico constructed under the main roof \* Generous lawn covered rear yard with ample room for kids and pets \* Bright modern laundry with under bench appliance spaces and exterior access \* Ducted reverse cycle air-conditioning \* Spacious rumpus/retreat to the upper level \* Generous sized bedrooms, all with quality carpets and robe amenities \* Master bedroom with large walk-in robe, bright ensuite bathroom and quality soft furnishings \* Bedrooms 2 and 3 with built-in robes \* Clever 3 way upstairs bathroom with open vanity and separate toilet \* Cavity doors \* External gas fittings for BBQ \* Exposed aggregate driveway \* Double garage with auto panel lift door and rear access roller door \* Ample off street parking in a wide driveway Perfectly located within easy reach of schools, shops, public transport. Valley View Par 3 Golf Course is only a short walk away, located along the popular Dry Creek Linear Park, a great place for your daily exercise and relaxation. Local schools include St Pauls, Heritage and Cedar College's along with Para Vista Primary, Modbury West School, Valley View Secondary School and the zoned high school Avenues College. Foodland Valley View & Gilles Plains Shopping Centre are both nearby for your daily and weekly groceries while Westfield Tea Tree Plaza is a short drive away for world class specialty and designer shopping. A desirable family home located offering an attractive lifestyle option! For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 637. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. **DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326547