

16 Brookside Avenue, Tranmere, SA 5073

**NOAKES
NICKOLAS**

Sold House

Friday, 11 August 2023

16 Brookside Avenue, Tranmere, SA 5073

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 942 m2

Type: House



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\$1,656,000

Auction on Sunday the 6th of August at 1:30PM (Unless Sold Prior). Offering privacy, space and style, this 2016 Torrens titled three to four-bedroom, three living residence by Oakford Homes offers glorious family living in the heart of suburban Tranmere. Set back from the street down a lengthy gravel drive, emerge under a majestic mature gum tree to find a striking multi-storey residence to please the most discerning of palates. Pass through the timber front door onto the pale floating timber floors of the entry and take in the 3m ceilings that carry throughout the ground floor. To your left, a sumptuous family room is the perfect place for the kids to enjoy while you're entertaining, with glass sliding doors to the garden creating a fluid play space. Find a study or fourth bedroom across the hall, depending on your needs, while a large laundry and powder room are built for daily convenience. Enjoying separation from the upstairs bedrooms, the main bedroom suite includes a large walk-in robe, stylish ensuite with double vanity and walk-in shower, and glass sliding doors to a private Alfresco concealed behind floor-to-height sheers. It's the perfect adult's retreat. Emerge in the open plan living, wrapped in more of the beautifully calming sheer curtains that dress most windows. A vast Caesarstone island bar forms a focal point under pendant lighting, while stainless steel appliances include a vast 900mm gas cooktop and electric oven. Behind the scenes, a large pantry allows you to keep front of house neat and tidy. Another stylish pendant defines the dining space, with so much room for your family lounge setting and a lovely natural flow to the second Alfresco, made for entertaining with a built-in ceiling fan and rangehood for your BBQ. Upstairs to the carpeted second level, a retreat is the perfect quiet space for movies and a little time out. A large and practical three-way main bathroom includes a family-friendly bath, while two bedrooms are all fitted with built-in robes and more zen-like sheer curtains. Beautifully designed for both practicality and aesthetics, this generous family home is ready to form the base for your family's next chapter of memories on Brookside Avenue. Surrounded by quality schools, mornings are set to become a breeze while a variety of community spaces are ready to fill your time off, including the Tranmere Bowling & Tennis Club, The Gums Reserve and the Linear Park Trail. Moments to Aldi, Romeo's Foodland and popular local spots including Skala Bakery, Long Lost Friend Café and Hi Bowl Hotpot, a fulfilling next chapter is incoming from Tranmere. More features to love:- Reverse cycle ducted A/C throughout plus ceiling fans to bedrooms and study- Secure double garage with panel lift door and plenty of off-street parking- Bill-reducing 24 panel x 260-watt solar system installed 2017- Gas hot water system- 6000L underground sump water storage tank- Irrigation to front and rear- Zoned to Magill Primary and Norwood Morialta High School and close to Pembroke and St Joseph's Schools, Rostrevor and St Ignatius Colleges and Uni SA Magill Campus- Easy access to public transport along Magill and Glynburn Roads- Just 4.6km to the Adelaide CBD Land Size: 942sqm Year Built: 2016 Title: Torrens Council: City of Campbelltown Council Rates: \$2,948.45 PASA Water: \$250.73 PQES Levy: \$223.85 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.