

**16 Mingara Avenue, Stonyfell, SA 5066**



**House For Sale**

Saturday, 24 February 2024

16 Mingara Avenue, Stonyfell, SA 5066

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 728 m2**

**Type: House**



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**\$1,750,000-\$1,875,000**

A towering statement piece in the tightly held Stonyfell, 16 Mingara Avenue needs no introduction as it commands stunning streetside presence and reveals a spectacular home of staggering proportions. Set over two light-filled levels and achieving an incredible 300m<sup>2</sup> of brilliant living and entertaining space - prepare to fall instantly in love with this family-friendly beauty. Blending stylish modern contemporary interior design with solid c.1970's footings that have been impeccably updated overtime, enjoy a flawless ground floor gliding over stone-wash tiles, and where the welcoming foyer entry seamless extends through the main open-plan living, dining, and spacious chef's zone. With all the room for helping hands, culinary triumphs flow as easily as good conversation does, while sprawling stone bench tops are ready to handle the morning rush, fun-filled family dinners, right through to weekend cocktail hour with friends. A feature stone wall with retro heater add lovely textural elements to this otherwise sleek and stylish interior, while an impressive formal and dining flooding with natural light, as well as theatre room, invites endless entertaining options to suit your mood. A flexible footprint primed for all ages and household sizes sees 3 supremely generous ground floor bedrooms, including open and airy master featuring luxe, skylight-lit ensuite with private WC, while a lofty upstairs retreat is perfect for the kids to nest with a scenic balcony, handy 4th bedroom and full bathroom to match. The secure and sunbathed front yard provides fabulous lawn space for the kids to play outside or the family pet to happily roam, while an elevated backyard captures low maintenance magic with resort-style swimming pool potential and sauna to soothe the summer sun, as well as tired muscles, as you host weekend get-togethers where delicious outdoor barbeques drift long into the balmy night. Together with an array of split-system AC's and a bill-busting solar system for year-round comfort, and a truly tranquil location nestled beneath the Adelaide Foothills, a leisure stroll to popular reserves, as well as exclusive schools and a vibrant café scene close at hand? don't let seizing a suburban oasis in Stonyfell slip through your fingers.

**FEATURES WE LOVE?**

Beautifully free-flowing ground floor, capturing incredible open-plan entertaining potential as the living, dining and luxury kitchen combine for one elegant social hub? Sweeping foodie's zone flush with fantastic bench top space, abundant cabinetry and cupboards, and gleaming stainless appliances for stress-free cooking and culinary inspirations? Huge formal lounge capturing picturesque treetop views through banks of gallery windows? Dedicated home theatre room, perfect for weekend movie marathons with the kids? Generous ground floor master bedroom featuring WIR and luxe ensuite with dual vanities and skylight? 2 additional supremely spacious bedrooms, both with BIRs? Large main bathroom featuring separate bath and shower, and brightened by more skylights? Lofty and light-filled upstairs retreat with property-wide balcony catching incredible sunset skies? 4th bedroom with BIRs and access to full second upstairs bathroom? Practical laundry with storage, and split-system AC throughout? Elevated swimming pool with sunny decking and relaxing sauna? Private and secure front yard with lush lawn? Secure garage, long driveway and commanding curb-side presence

**LOCATION?** A short stroll to lush reserves and rejuvenating nature trails? Around the corner from Burnside Primary and St Peter's Girls', as well as zoned for Norwood International moments away? Coee to the hugely popular Lockwood General and Feathers Hotel for impromptu weekend eats, a quick 7-minutes to Burnside Village, and less than 10 to the vibrant Parade Norwood for more great cafés, boutique shopping and weekend entertainment

**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 | BURNSIDE Zone | HN - Hills Neighbourhood \\ Land | 728sqm (Approx.) House | 419sqm (Approx.) Built | 1978 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa