

**17 Armson Avenue, Magill, SA 5072**



**Sold House**

Thursday, 21 September 2023

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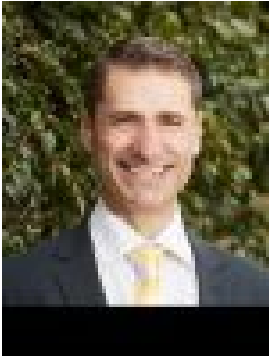
**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 492 m2**

**Type: House**



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MARZ HARKOTSIKAS Fall absolutely in love with this dazzling designer property showcasing state-of-the-art feature and form as it sprawls across Victorian Blackbutt timber floors, beneath soaring 3.6m ceilings, and a lofty 4-bed, 3.5-bath floorplan to deliver an enviable level of luxury most can only dream of. A breathtaking custom build, single owned and only recently constructed, 17 Armson Avenue reveals a spectacular footprint carefully curated for family-friendly comfort and unrivalled entertaining potential. From the light-spilling chef's zone, lounge and dining seamlessly stepping through 3m cedar stacking slider doors for beautiful alfresco flow - this spaciouly elegant hub is ready to handle the morning rush to culinary triumphs whether whipping up wholesome mid-week meals for the family or firing up the pizza oven for afternoon-turn-twilight get-togethers. Purpose-made for pockets of privacy too, you'll find a lofty second living brightened by climate-sensing Velux sky windows, two large double bedrooms, decadent master wing with walk-through wardrobe and luxe ensuite, while a ground floor guest bedroom also with ensuite creates impeccable functionality for families of all sizes. Combined with a long list of high-spec inclusions ranging from extensive home automation such as video intercom, security system, in-built Sonos speakers inside and out, powerful ducted AC for year-round comfort, bill-busting solar panels, mudroom and laundry and much, much more - this stunning home not only delivers unmatched designer living but astonishing tech feature too. Wonderfully located in the coveted, leafy east with an emphasis on everyday lifestyle, this picturesque pocket blends the quiet Foothills fringe with exceptional access to primary, high school and university campuses, vibrant local shopping precincts and cafés, while the iconic Morialta Reserve just moments away offers endless weekend adventure and you can still hit the CBD in 7km!

**KEY FEATURES-** Architecturally designed property, single-owned and just three-years young- 3.6m ceilings in living areas, a blend of Victorian Blackbutt solid timber floors and large format tiles, 3m cedar stack sliding door to alfresco, and custom designed front door and feature staircase- Beautifully light-filled open-plan entertaining headlined by the Brazilian quartzite and limestone benched kitchen, featuring stunning contrast cabinetry, integrated Smeg dishwasher, 2 integrated fridge/freezers, and sparkling European appliances- Picture-perfect alfresco area with in-built kitchenette, ceiling fan and rustic wood-fired pizza oven offering fantastic blue-sky and sunset views- Wonderfully adaptable footprint with a full ground floor guest suite including ensuite, luxurious upstairs master bedroom featuring WIR and luxe ensuite with dual rain-head shower, 2 large additional bedrooms both with BIRs, and sleek main bathroom featuring separate shower and sumptuous free-standing bath- Light-filled second living area featuring Velux sky windows and blinds controlled by temperature, humidity, CO2 and rain sensors- Family-friendly laundry/mudroom, ground floor guest WC, and extensive storage throughout- Powerful 3-phase 20kw Daikin ducted AC, bill-busting 6.6kw solar system, video intercom and security system, secure parcel mailbox, Sonos speakers inside and out- Travertine natural stone cladding and cedar ceilings throughout external areas- Striking street frontage with fully irrigated front and rear gardens including a sunbathed lawn area for the kids to play or family pet to roam, as well as a raft of established fruit trees and vegetable gardens

**LOCATION-** Leisurely stroll to Penfold Park and Magill Primary, and a stone's throw further to Norwood International as well as UniSA- Moments to the recently developed Magill Road shopping precincts teeming with delicious cafés and eateries, and a quick 7-minutes to Firlle Plaza and Kmart for all your daily essentials- Arm's reach to Morialta Reserve, scenic Adelaide Hills' villages and less than 15-minutes to Adelaide CBD

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