

17A Freeman Avenue, Tranmere, SA 5073

HARRIS

House For Sale

Thursday, 16 November 2023

17A Freeman Avenue, Tranmere, SA 5073

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 391 m2

Type: House



Troy Law
0449763628



Scott Moon
0421448312

\$1.1m

From captivating street presence to lavish interiors across a full-scale family footprint, 17a Freeman Avenue flawlessly balances aesthetic charm and practical functionality, ready to effortlessly accommodate every phase and facet of your lifestyle. A sleek modern frontage layers exposed brick and render, expertly offset by lush low maintenance gardens, delivering curb appeal in spades. Rich timber floors unite all zones across the lower floor, open plan design optimising natural flow. Fully equipped with roomy walk-in pantry, window splashback, ultra-wide gas cooktop, stone benchtops and chic contrast cabinetry, plus a spacious sit-at island bench for easy meal service, the enviable kitchen is a striking example of form meeting function to create a remarkable space. The expansive living suite integrates seamlessly with alfresco area ready to host everything from a quick morning coffee to Christmas Day, while a low maintenance rear garden ensures you can spend your down time practising the art of the BBQ instead of sacrificing your free time to gardening. Upstairs, the full ingenuity of the footprint becomes apparent, linked by central landing with study nook. Boating prime placement to the front, a main bedroom suite is complete with walk-in robe and private ensuite, with floor-to-ceiling and stone-topped vanity harmonising to provide spa-like luxury, while west-facing windows frame sunset views to finish the day. Three additional upstairs bedrooms are each complete with walk-in robes, all skilfully serviced by a family bathroom that continues the calibre of the ensuite on an expanded scale to accommodate both the morning rush and evening bath times. An additional downstairs lounge room, guest powder room and separate laundry with exterior access complete the offering with the ideal mix of style and substance, ticking the final boxes for contemporary living. The best of the eastern suburbs is on your doorstep, with the newly reimagined Magill Road precinct moments away for amenities, café culture and pub dining at the Tower Hotel, as well as Firlie Plaza and a plethora of specialty shops on Glynburn Road. Morialta Conversation Park is minutes away for outdoor play and hiking trail exploration, as well as Penfolds Magill Estate for further exploration at the cellar door. The morning school run is streamlined, with Magill School, Morialta Secondary College, St Peters Girls School, Rostrevor College and UniSA Magill all within a close radius. A family oasis and designer home, all in one – get set for a new way of living. More to Love:- Secure double garage with internal access and rear roller door- Additional off-street parking- Ducted reverse cycle air-conditioning throughout- Timber-look floors and plush carpets- Downlighting Specifications: CT / 6160/309 Council / Campbelltown Zoning / GNBuilt / 2016 Land / 391m² Frontage / 10.67m Council Rates / \$2308.00pa Emergency Services Levy / \$186.05pa SA Water / \$212.35pa Estimated rental assessment / \$720 - \$800 per week / Written rental assessment can be provided upon request Nearby Schools / Magill School, Morialta Secondary College 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409