

17A Riverside Drive, Felixstow, SA 5070

Raine&Horne.

House For Sale

Thursday, 16 November 2023

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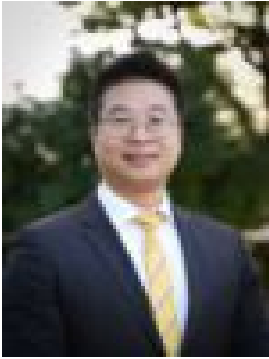
Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 389 m2

Type: House



Jacky Yang

0425251113



Sophie Yu Zhang

0883722988

Auction onsite at 3:00 pm on 9th December 2023

Introduction:Welcome to one of Felixstow's finest offerings! Presenting a brand-new architecturally designed prestige home that stands as a testament to luxury and sophistication. This residence commands attention with its unparalleled location overlooking the picturesque Torrens River Linear Park, creating an idyllic setting for an extraordinary lifestyle.

Luxurious Living Spaces: The main bedroom suite is a true retreat, offering sensational views of Linear Park, his and hers walk-in robes, and a spa-equipped ensuite. With 3-meter ceilings downstairs and 2.7-meter ceilings upstairs, this home exudes an air of spaciousness and luxury. Enjoy the outdoors on the balcony overlooking Linear Park or the undercover alfresco deck, seamlessly connecting indoor and outdoor living.

Key Features:

- Immerse yourself in the tranquillity of nature with uninterrupted leafy outlooks, abundant birdlife, and occasional visits from resident koalas.
- Strategically located within 5km of Rundle Street, 4km to Norwood Parade, and less than 6km to the City Centre, this property offers both seclusion and accessibility.
- Enjoy three distinct living areas - downstairs, upstairs, and outdoors, featuring a decked alfresco under the main roof with a sundeck, perfect for year-round entertaining.
- Take a dip in the sparkling swimming pool with SPA, underwater lighting and solar heating system, a delightful addition completed in 2017, offering a refreshing oasis in the privacy of your own backyard.
- Embrace sustainable living with a 6.6KW home solar panel system, contributing to energy efficiency and reducing your carbon footprint.

Bedrooms and Bathrooms:

- Discover the spacious interior with 4 large bedrooms, each equipped with floor-to-ceiling custom-built robes, plus a versatile study or sitting room with views of Linear Park.
- Indulge in luxury with 3 full bathrooms tiled to the ceilings, each boasting hot water controllers, heated towel rails, and contemporary fixtures.
- The main bedroom suite is a sanctuary with sensational views, his and hers walk-in robes, an ensuite bathroom with a double oversized shower, double basins, a luxurious spa, and ambient features like heated towel rails and bathroom audio.

Modern Amenities:

- Experience modern living with a designer kitchen featuring crisp white 2 pac cabinetry, a walk-in pantry, stainless steel appliances, smoked glass splashbacks, and shimmering black granite benchtops.
- Enjoy the convenience of Daiken reverse cycle air-conditioning with 6 zones and dual upstairs, and downstairs zone controllers.
- Stay connected with custom room-to-room audio with smartphone function, extensive data cabling throughout the house, and Clipsal central home data and audio hub with built-in surround sound cabling.

Outdoor and Lifestyle:

- Step into the outdoors with stacker doors opening onto the undercover alfresco deck overlooking irrigated landscaped low-maintenance gardens and lawns, complete with an automatic watering system.
- Indulge in the unparalleled location overlooking Torrens Linear Park, offering 30km of bike and walking trails from the hills through to the Adelaide Botanical Gardens, Adelaide Zoo, Elder Park, and all the way to the river mouth at Henley Beach.

Nearby Attractions:

- Explore the Par 3 Geoff Heath Golf Course just a short stroll through the park, with clubs straight out your front door.
- Discover multiple playground areas for the kids and enjoy a short walk along the trails to the Lochiel Park Wetlands and recreation area or the fully completed constructed Felixstow Reserve Wetlands featuring a boardwalk, fitness area, and wildlife haven.

Additional Information

- Nature enthusiasts will appreciate the kaleidoscope of flora and fauna, from koalas in the trees to hand-feeding ducks and a stunning array of natural birdlife.
- For city commuters, the O-Bahn Interchange is less than two minutes away, accessible through a scenic walk across the river footbridge.

Property Details:

- C/T Reference: Volume: 6146 Folio: 638
- Council: Norwood Payneham St Peters 3
- Zoning: General Neighbourhood - GN
- Year Built: 2013 approx.
- Land Size: 389sqm approx.
- Swimming Pool Built: 2017
- 6.6KW Home Solar Panel System
- Council Rates: \$535 per quarter approx.
- ES Levy: \$100 pa approx.
- Water (supply only): \$tba pq approx.
- Sewer (supply only): \$tba pq approx.

Conclusion:Seize the opportunity to own this masterpiece of modern living in one of Felixstow's most coveted locations. To arrange a private tour or inquire further, contact us at 0425 251 113. Elevate your lifestyle with this unparalleled blend of sophistication, technology, and natural beauty, including a sparkling swimming pool completed in 2017 and a 6.6KW home solar panel system. Thank you for considering Raine & Horne Unley for your next home purchase.

The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction. The sale excludes the clothes line under the back verandah.

***Disclaimer:** Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.