

18 Brookside Avenue, Tranmere, SA 5073



House For Sale

Monday, 17 June 2024

18 Brookside Avenue, Tranmere, SA 5073

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 764 m2

Type: House



Andrew Baldino

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Auction On-Site Saturday 6th July 10AM (USP)

When privacy and security are high points, it's hard to pass a high-spec architectural design commanding a rare 764m² corner slice of prestigious Poet's Corner. Clad in render and stone, wrapped in landscape-designed gardens, and concealing a 4-car showroom with a 2nd kitchen for the event host/homepreneur, meet a display piece that drives like a dream... just like the prized car collection it'll secure. Built in 2013 by 2nd generation boutique builder, Frank Nesci Homes, there were no short cuts to quality - only convenience - with remote app control and recently upgraded automation controlling much of the home's luxury, including CBUS automation throughout. Remote app control heating, cooling, lighting, gated access, track blinds and security vision - making some 382sqm of living almost hands free. Every detail gleams: the large format floor tiles, stepped architraves and skirtings, floor-skimming commercial glass, full carcass joinery, stone surfaces, feature LED lighting, and accent mosaic tiles to both chic bathrooms. Creating a dreamy master suite turn-down, cinematic drapes close for absolute block out, yet open to stunning landscaped privacy; wall-to-wall and walk-around robes (plus an office and makeup station) will fulfill the fashionista brief. The kids will brace for blockbuster impact in the home theatre with sound-softening drapes, Dynaudio surround sound and coffered up-lit ceilings. Yet how many chef hats can you wear with three cook's zones - high end Smeg appliances starring in the main with a well-appointed butler's wing and tall wine fridge provisions, the gas plumbed BBQ kitchen serving every season behind automated blinds, and the bonus party edition joining the garage. It's every inch the entertainer in a pocket forever rising in the family ranks. Flanked by tree-lined streets, The Gums Reserve, proximity to Magill Road cafes, Firlie Plaza, Glynburn Road retail, and a pivot to Pembroke School, zoned Magill and Norwood International High Schools, for prestige, Brookside wins hands down. A slick, one-touch Poet's Corner sensation:

- Ultra-secure 764m² (approx.) corner block
- Video intercom, alarm & upgraded camera security
- Remote app automation control
- CBUS automation
- Dynaudio sound system to the home theatre, kitchen, dining, alfresco and garage
- Acoustic 13mm gyprock wall linings throughout
- 15kW solar with SMA Inverters & 3-phase power
- All-weather alfresco with mains, gas BBQ & hot/cold water-plumbed kitchen
- Radiant alfresco heat strips & ceiling fans
- Crystal chandelier & coffered foyer ceilings
- Secure 4-car garage with polished concrete floors
- Full-spec 2nd kitchen & storeroom adjacent garage
- Soft close, full carcass joinery throughout
- Two chic bathrooms | 3 WCs
- Daikin ducted R/C A/C
- 2.4m internal doors & 2.7m ceilings
- Ducted vacuum system
- Large attic storage with easy access ladder
- Architecturally designed low maintenance gardens
- Automatic garden irrigation

Auction Pricing - In a sale of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799 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 | CAMPBELLTOWN Zone | EN - Established Neighbourhood Land | 764sqm (Approx.) House | 382sqm (Approx.) Built | 2013 Council Rates | \$3717 pa Water | \$1795 pa ESL | \$269 pa