

# 1A Reading Street, Clearview, SA 5085



## Sold House

Friday, 1 September 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 161 m<sup>2</sup>**

**Type: House**



Len Allington  
0882513249

**\$733,000**

This superbly appointed Torrens Titled home was built in 2022 and is nestled in a quiet street with a short walk to St Albans Reserve and bus stop. A lot of thought and a great deal of expense has gone into the additional features of this luxury home to create a lifestyle you can enjoy! 2.7m high ceilings, 2.4m high custom doors and gorgeous Blackbutt laminate floors throughout create an open and spacious ambience. Generous Master bedroom features fitted walk through wardrobe and superbly fitted en suite bathroom. Designer kitchen is a perfect place to prepare those culinary delights, featuring Bosch appliances, Caesar stone bench tops, overhead cupboards, soft close drawers, composite sink and lovely garden window. Generous Butler's style pantry provides additional storage space. Both luxury bathrooms have gorgeous floor to ceiling tiles, large cubicles, quality sanitary ware and deep bathtub to main bathroom. Heating and cooling is well catered for with 10kw Samsung reverse cycle ducted air conditioner. The laundry boasts a full wall of floor to ceiling cupboards, bench and generous laundry trough. Rear double sliding doors from the light filled main living room create an almost seamless transition from indoor to outdoor living. The Alfresco entertaining area under main roof is fully tiled and overlooks green lawn, perfect for those families with pets. Additional features: Blackbutt 12.3mm laminate flooring, Caesar Stone to all bench tops, 2.7m high ceilings, 2.4m high custom doors, Bosch appliances to the kitchen (Dishwasher, 5 burner gas cooktop, under bench oven, Gas instantaneous hot water service, 10kw Samsung Reverse Cycle Air Conditioning with touch pad for zone preferences (5 separate zones), Fan-heat lamps to both bathrooms, Blinds to bedroom window, Curtains to living room windows, Retention tank and electric pump, Lawn to front and rear, Attractive front spear fence and lockable gate, LED lighting, Pendant lighting above kitchen bench, Built in wardrobes to bedrooms 2 & 3, Walk in robe and en suite bathroom to master bedroom, Pop up sprinkler system to lawns, 3x double external power points, Garage with remote panel lift door, convenient internal and external access door. This popular sought after location is close proximity to St Albans Reserve, Good Start Early Learning Child Care, Clearview Tennis & Bowls Clubs and easy access into the CBD for those city commuters. Make sure you attend our first open inspections to avoid disappointment as this home is ready for new owners to move in!