

1B Cordoba Avenue, Gulfview Heights, SA 5096



Sold House

Tuesday, 20 February 2024

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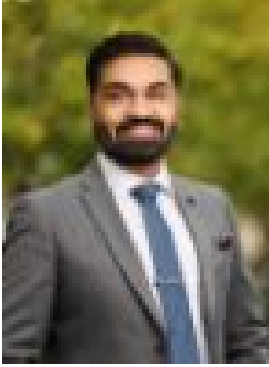
Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 650 m2

Type: House



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\$1,370,000

Constructed in September 2023 by quality Adelaide builders, Fairmont Homes, this exciting, recently brand new family residence offers 4 spacious bedrooms plus study, sweeping formal and casual living spaces, elite alfresco entertaining and plenty of space on a generous 650m² allotment for your family to live and grow. Established busy families will certainly enjoy the appealing modern decor where stunning porcelain tiled floors, crisp neutral tones and LED downlights create a contemporary interior ambience that flows effortlessly across the open plan design. Relax in either formal or casual luxury in a cosy formal lounge adjacent the entrance or in a large open plan family/dining room where a stunning modern kitchen overlooks. Cook in contemporary comfort with stainless steel appliances, 40mm stone benchtop, frosted glass and window splashbacks, crisp modern push to open cabinetry, soft close drawers, waterfall Island breakfast bar and a massive walk-in pantry. Step seamlessly from indoor to outdoor living as you entertain on a spacious alfresco portico, complete with a stone benchtop built-in sink and barbecue provision. There is plenty of space for the kids and pets to play on a large lawn covered backyard and ample room for future outdoor improvements. All 4 bedrooms are large and double bed capable. The master bedroom features 'his and hers' walk-in robes plus a large ensuite bathroom with dual vanities. Bedroom 2 also offers a walk-in robe and ensuite, while bedrooms 3 and 4 both offer built-in robes. An ideal study/office that can be used as a fifth bedroom if desired. A bright main bathroom with separate bath and shower will cater for those busy school and work mornings while an adjacent powder room provides service for both residents and guests. A clever walk-through laundry with exterior access door completes the utilities while a double garage with auto panel with door and drive-through rear access roller door offers secure accommodation for the family cars. Enjoy low energy bills with the 10.38 KW large solar panel system. A ducted reverse cycle air-conditioning and a handy storage room complete a stunning modern residence that will appeal to the active growing family.

Briefly: * 2023 constructed family home on large 650m² allotment * Built by quality Adelaide builders, Fairmont Homes * Spacious formal and casual living areas across an open plan design * Stunning porcelain tiled floors, crisp neutral tones and LED downlights * Spacious formal lounge adjacent the entrance * Large open plan family/dining room with kitchen overlooking * Separate study/office that can be used as a fifth bedroom * Kitchen boasting stainless steel appliances, 40mm stone benchtop, frosted glass and window splashbacks, crisp modern push to open cabinetry, soft close drawers, waterfall Island breakfast bar and a massive walk-in pantry * Aluminium stacker doors from family room to alfresco entertaining * Generous alfresco portico with a stone benchtop, built-in cabinetry, sink and barbecue provision * 4 large double size bedrooms, all with robe amenities * 2 master bedrooms * Bedroom 1 with features 'his and hers' walk-in robes plus a large ensuite bathroom * Bedroom 2 also offering ensuite and walk-in robe * Bedrooms 3 & 4 with built-in robes * Bright main bathroom with separate bath and shower * Handy powder room for guests and residents * Clever walk-through laundry with exterior access * Double garage with auto panel with door and rear access roller door * Ducted reverse cycle air-conditioning with Wi-Fi mobile connected access control panel * Handy storage room * Digital Wi-Fi lock installed on front front door * 10.38 KW large solar panel system installed * Enjoy a low maintenance front yard and backyard

Located in a tightly held, family friendly area. There are many local parks and reserves to explore, great places for exercise, kids to play or to walk the dog. Choose between unzoned nearby primary schools including Para West Primary School, Keller Road Primary School, Para Hills School P-7, Gulfview Heights Primary School & East Para Primary School. The zoned high school is Para Hills High School. Local quality private schools include Kings Baptist Grammar School, Gleeson College, Golden Grove Lutheran School & Tindale Christian School. Quality shopping can be found at either Mawson Lakes or Golden Grove, both modern and convenient shopping centres. For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 637. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences.

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