

2 Abercrombie Avenue, Woodforde, SA 5072

HARRIS

Sold House

Thursday, 29 February 2024

2 Abercrombie Avenue, Woodforde, SA 5072

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 418 m2

Type: House



Scott Moon
0882023500



Troy Law
0882023500

\$1,380,000

2 Abercrombie Avenue exemplifies elevated contemporary living, with gorgeous sunset views across the city to the coastline from the balcony. Packing a punch with extensive family floorplan, sleek modern design, and prime placement in the master planned Hamilton Hill Estate, it's enviable from every angle. Casting an impressive figure, a slick frontage combines contrast render and rich timber detailing to harmonise with the streetscape flawlessly. An impressive living suite defines the lower floor, offering plenty of footprint for seamless flow. Subway tiling, waterfall stone benchtops, barn doors, and contrast cabinetry radiate high-end style across a gourmet kitchen. An ultra-wide 5-burner gas cooktop, dual sinks and integrated dishwasher create a truly intuitive home hub, while open plan placement ensures connection for smooth entertaining and easy meal service. A sweeping staircase guides to the upper floor, with expansive retreat providing more space to spread out, and a balcony on hand as your own private observation deck, taking in the lovely night views. A spacious main bedroom is complete with walk-in robe and luxurious ensuite, freestanding designer bathtub delivering the perfect retreat for sumptuous self-care soaks. Three additional upstairs bedrooms are deftly equipped with built-in robes, serviced by a chic family bathroom, frameless shower screen, matte black hardware and ultra-wide stone-topped vanity bringing hotel luxe to rush hour and wind downs in equal measure. An additional bedroom with ensuite to lower floor expands scope even further. Whether you're seeking potential for multi-generational living, a bespoke home office suite, or teenagers hideaway, it's the ideal framework to grow with you. Secure and easy-care, a rear yard boasts eastern orientation for maximum morning sun, wrapped with sloping garden bed and exposed aggregated paving. Ultra-low maintenance design ensures just enough lush lawn to please the littlest and furriest family members without having to sacrifice excessive down time to garden care, blissfully enabling you to spend your free time exploring the plethora of lifestyle your doorstep. Hamilton Hill Estate puts you firmly amongst the best of master planned living, with a 5-hectare reserve moments away, including an outdoor amphitheatre and walking and cycling trails leading to the Morialta Conservation Park. The grocery run is simple, with St Bernards Fruit and Veg Market and Romeo's Foodland Magill both close by, as well as the Tower Hotel for pub dining. All your educational needs are sorted, with Magill School, Norwood International High School, Rostrevor College and UniSA Magill Campus all within close reach. It's only a 20-minute commute to the Adelaide CBD by car, or harness regular public transport options to make the morning commute simpler than ever. Every box ticked with style – get ready for a new way of living. More to love:- Secure double garage with extra height of 3.2 metres, interior and rear pedestrian access- Ducted reverse cycle air conditioning throughout- Timber look floors- Separate laundry with exterior access- Downlighting- Neutral colour palette- 6.6kw LG solar panel system- Rainwater tank Specifications: CT / 6221/329 Council / Adelaide Hills Zoning / HDN Built / 2021 Land / 418m² Frontage / 14m Council Rates / \$2,972.58pa Emergency Services Levy / \$204.95pa SA Water / \$364.30pq Estimated rental assessment: \$900 - \$990 p/w (Written rental assessment can be provided upon request) Nearby Schools / Magill School, Norwood International H.S 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