

2 Balee Avenue, Sheidow Park, SA 5158

HARRIS

House For Sale

Wednesday, 27 December 2023

2 Balee Avenue, Sheidow Park, SA 5158

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 669 m2

Type: House



Marco Wenzel

0481090830

\$690k

First open on Saturday the 13th of January 2024 Take an expansive family home on a prime slice of Sheidow Park, and maximise it with considered, stylish updates to create something magical – 2 Balee Avenue places the good life at your doorstep and inside your fence line simultaneously. Taking full advantage of placement on the high side of the street, archways amplify a classic brick and render façade, handsomely fronting a full-scale family floorplan. Double windows frame views and flood light across an L-shaped front lounge, exposed brick wall and timber-look floors showcasing rich character across the generous space. An additional dining area delivers further room to spread out and relax, both united by an intuitive kitchen. Boasting stone benchtops and stainless-steel appliances, including ultra-wide gas cooktop, central placement and server window ensure effortless supervision and natural flow. The ideal parents retreat, a spacious main bedroom is complete with double windows and slick private ensuite, while two additional bedrooms are quietly tucked away in their own wing. Both are serviced by a luxe family bathroom, floor-to-ceiling and mosaic tiling, sleek wall-hung vanity with double basins, with freestanding shower bring a new level of elegance to rush hour. A vast decked pergola provides abundant space for outdoor lounging and dining, securing its place at the epicentre of every summer to come. Finishing the allotment with outdoor privacy, the sloped rear yard spans lush lawns and established easy-care gardens, wrapping the allotment with the optimal zone for backyard cricket or cartwheel practice. Only minutes to Hallett Cove Shopping Centre, as well as Happy Valley Reservoir, Hallett Cove Conservation Park and the coastline for action-packed weekends outdoors. Walking distance to Sheidow Park Primary School, plus zoning for Seaview High School. The CBD is only 30 minutes away via the Southern Expressway for a streamlined commute. A blissful framework for every era and iteration of your clan – welcome home. More to love: • Secure single garage with rear roller door • Additional off-street parking and rear yard access – perfect for boat or caravan storage • Separate laundry with exterior access • Ducted evaporative air conditioning, plus gas heater to lounge and split system to main bedroom • Downlighting • Ceiling fans • Built-in robes to bedroom three Specifications: CT / 5223/134 Council / Marion Zoning / Suburban Neighbourhood Built / 1978 Land / 669m² Frontage / 20.13m Council Rates / \$1482.09pa Emergency Services Levy / \$134.65pa SA Water / \$130.23pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Sheidow Park P.S, Hallett Cove East P.S, Hallett Cove South P.S, Seaview 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