

2 The Promenade, Northgate, SA 5085

Boffo

House For Sale

Thursday, 1 February 2024

2 The Promenade, Northgate, SA 5085

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 780 m2

Type: House



Fadi Oudih
0455999007



Surinder Singh
0488555119

Auction \$895,000

Auction Location: On Site We are delighted to introduce this stylish three-bedroom family home, ideally situated on a commodious 780m² (approximate) corner allotment in a tranquil street in the heart of Northgate. Immaculately presented and well-loved, this residence showcases a range of contemporary features that embody a relaxed family lifestyle and effortless entertaining. Upon entering, a warm and inviting ambiance welcomes you beyond the striking facade. The layout unfolds into a spacious lounge room, bathed in natural light, which further extends down the hallway to the family, kitchen, and dining area. Throughout, a neutral colour palette creates a soothing atmosphere, and the well-appointed, updated kitchen, boasting sweeping 40mm stone benchtops, a gas cooktop, and a dishwasher is a haven for any home chef. The generous proportions extend to the bedrooms, with the master suite featuring a walk-in robe and an ensuite. The guest bedrooms share easy access to the contemporary main bathroom, adorned in warm neutral tones. Beautiful French doors lead to the substantial yard, which provides ample space for relaxation and entertainment, complete with a huge pitched roof pergola and stunning travertine paving. This expansive area is perfect for hosting memorable occasions, offering room for entertaining, family activities, pets, gardening, and more. With the addition of a fire pit area, raised garden beds, a garden shed, various citrus trees, and a mix of grassed and paved areas, it provides a perfect blend of shade and sun. The residence is complemented by a double garage, securely accommodating two cars with the convenience of storage and direct access to the rear yard. With outstanding craftsmanship and meticulous attention to detail, this spacious and impeccably designed family home is certain to captivate even the most discerning buyer. Features that make this home special:- Master bedroom nestled at the rear of the layout featuring ensuite and walk-in robe - Bedrooms 2 and 3 both of good size, bedroom 3 complete with a built-in robe - Formal lounge upon entry with the option to convert into a 4th bedroom with the addition of doors - Spacious open plan kitchen, meals and family area with stunning timber flooring throughout and lit with LED downlights - High-quality, renovated kitchen with a suite of stainless-steel appliances including dishwasher, gas cooktop, oven, built in microwave, puratap, ample cupboard space (including cupboards on both sides of the island bench), soft-close drawers and 40mm sweeping stone bench tops - Centrally-located bathroom with bath and shower and separate toilet for added convenience - Separate laundry with storage and external access, and adjacent linen cupboard - Ducted reverse cycle air conditioning throughout for year-round climate control - Expansive outdoor area with pitched roof pergola overlooking the lush grass where the kids and pets can run free - Garden shed for additional storage - Garden also has the addition of a fire pit space, raised garden beds and citrus trees including orange, lemon and lime- Double garage with automatic roller doors and large built-in cupboards for storage and ample off-street parking Fall in love and move in today! Blissfully located in a prime dress circle location, this home has been lovingly maintained and cared for by the current owners. Located a stone's throw away from the tranquil Vickers Vimy Reserve and within close proximity to public transport options, a variety of cafés and schools including Cedar College within walking distance. Ideally located only 10km (approximately) from the CBD. All of this and only a short distance to Northgate Shopping Centre. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174