

2 Topham Lane, Birdwood, SA 5234



Sold Other

Tuesday, 15 August 2023

2 Topham Lane, Birdwood, SA 5234

Bedrooms: 4

Bathrooms: 2

Parkings: 12

Type: Other



Sam Doman
0412572602



Guru Singh
0460006622

\$795,000

Welcome to 2 Topham Lane in Birdwood! This stunning property offers a spacious and comfortable living environment, featuring modern amenities and thoughtful design. With 4 bedrooms and 2 bathrooms, there is ample space for the whole family. The open-plan kitchen, meals area, and large living space create a seamless flow, all overlooking a beautifully manicured lawn. In addition, there's a separate formal dining room and lounge, perfect for entertaining and relaxation. Located in the hills region, this home is only a short 20-minute drive to the Adelaide suburbs, offering the best of both worlds. Within walking distance, you'll find local schools, shops, and a service station. This property provides the unique advantage of combining a beautiful family home with a state of the art workshop. Exquisite attention to detail is given during the construction of the house, leaving no expense spared. The ceiling height is an impressive 2.7 meters, creating an airy and spacious atmosphere. The use of Tasmanian oak resonates throughout, adding a touch of elegance and warmth to every corner. This property offers the perfect balance between a peaceful country setting and the convenience of city amenities. It is particularly well-suited for growing families, providing plenty of space for children to thrive. The close-knit community, proximity to quality schools, and the opportunity to experience country life while enjoying city benefits make it an exceptional choice for families. Every aspect of this house has been designed with comfort and quality in mind. The property is clad with 13mm gyprock, and insulated throughout including garage which provides excellent noise suppression. Moreover, the house is wired with a comprehensive CAT6 ethernet cable network, making it future-ready for advanced technology and security systems. A store room serves as a central hub for seamless distribution of cabling and computer/security systems. For convenience and security, the shed is directly connected to the house via hard-wired CAT6 cables. The property is equipped with a 16-channel security system that offers comprehensive coverage, and an alarm system covers both the house and the shed. The roof space is fitted with power points, lighting, and walk boards, providing easy access and additional storage options. Furthermore, an underground rainwater tank is ready for future integration, offering environmentally friendly water supply. A 3-phase industrial power supply and a Dakin 3-phase commercial heating and cooling system ensure sufficient power capacity and exceptional performance. The house also features a solar system for energy savings. The shed, designed to accommodate heavy machinery, is lined with acoustic insulation and has a durable thick concrete flooring. It is a remarkable space that exceeds expectations and offers minimal disruption during late-night operations. Please note that certain items within the shed, such as benches, wall-mounted cupboards, welding curtain, car hoist, and air compressor, are excluded from the sale. The shed has been plumbed with water and air lines, allowing for convenient installation of an air compressor. Don't miss out on the opportunity to own this exceptional property that combines superior construction, advanced technology, and impressive features. It provides a comfortable and modern lifestyle in a picturesque location. Link to Offer Form: <https://forms.monday.com/forms/692e8ef2ba9e225c5026eb0e151b17e5?r=use1>DISCLAIMER: We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 292129