

**22 Hexham Avenue, Myrtle Bank, SA 5064**



**House For Sale**

Thursday, 14 December 2023

22 Hexham Avenue, Myrtle Bank, SA 5064

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 250 m2**

**Type: House**



Lisa Gavrilovic

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## **BEST OFFER BY 15/1 @ \$1.17M**

Experience the pinnacle of luxury living in this stunning two-storey residence situated in the prestigious suburb of Myrtle Bank!! Built in 2010 to the highest of standards, this spacious residence has wonderful street appeal and lots to offer. This is not just a home, its a statement of refined living. You will feel the sense of space and sophistication as soon as you enter the home, with its high ceilings, timber flooring and comforts. The house feels welcoming and as you walk towards the living space you will see the front gardens for a lovely outlook. My owner is most realistic and has set their reserve selling price at only \$1,170,000 .... Therefore the BEST OFFER (with most favorable conditions) received at this price or above by MONDAY 15th JANUARY at 1:00pm will buy. The expansive ground floor living area seemingly connects the family kitchen, complete with stone bench tops, stainless steel appliances, a central island bench and with ample storage. This space is designed for both intimate family gatherings and large dinner parties. With an open-plan layout, the home ensures harmonious flow and great usable space. The living area also offers dual aspect patio doors for extra light. On the ground floor you'll also find the laundry and a handy powder room for guests. Upstairs the master bedroom is a true sanctuary, featuring a private balcony, a dressing room and ensuite. The two additional guest bedrooms are very spacious and offer built-in-cupboards and offer the comforts for family and visitors. With plush carpets underfoot, the upper level is a retreat for relaxation. The bathroom is HUGE and offers a double vanity, separate shower and relaxing bath. Outside you will find a lovely landscaped yard with brand new lawn, sprinkler system, high secure fences and an alfresco entertaining area for the BBQs and hanging out with friends including a spacious double garage and driveway for all your parking needs. With ducted R/C air-conditioning throughout to ensure all year round comfort for the whole family, a security system for peace of mind and a time saving central vacuum system. The leafy suburb of Myrtle Bank is zoned to Unley High School, Highgate School and Glen Osmond Primary School and the area offers a family friendly environment. Additionally, being close to Scotch College and Mercedes College, and just 15 mins to the Adelaide CBD and 20 minutes from the beach. Indulge in a short drive to Burnside Village for all your shopping needs or explore the vibrant Award Winning Frewville Foodland or take a scenic drive up the freeway to explore the charming towns of the Hills including Stirling, Bridgewater, Hahndorf and Littlehampton. Don't miss this opportunity to make this lovely Myrtle Bank residence your new home! Contact me TODAY to schedule a viewing. PLEASE NOTE - Available Over the Christmas Holiday Period.