

22 Kildonan Road, Warradale, SA 5046

**NOAKES
NICKOLAS**

House For Sale

Tuesday, 30 April 2024

22 Kildonan Road, Warradale, SA 5046

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 453 m2

Type: House



Simon Noakes
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Jake Billich
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Best Offers By 20/5 (USP)

Best Offers By Monday 20th May at 10am (Unless Sold Prior). Price guide to be released Wednesday 8th of May. Built in 2021 by Metro Homes, this beautifully designed home with wide appeal offers comfortable contemporary living on an easy-care 453m² allotment. Presenting with three bedrooms, 2.5 bathrooms, two internal living spaces, this stylish address will appeal to families, professionals, empty nesters, and those looking to invest between the city and the sea in blue chip Warradale. A stylish render and red brick facade is contrasted with bold, dark accents to the garage door and above the porch. Entering the home onto chic floating floors, a wide hallway takes you past the store room large laundry with tons of inbuilt cabinetry (abundant storage is a theme of the home) - to the main bedroom suite. Enjoy floor-to-ceiling sheers and quality blinds, a large walk-in robe, and a fully-tiled ensuite complete with double vanity and walk-in shower. Pass a handy guests' powder room on your way to the open plan living, beginning with a true gourmet kitchen. Caesarstone benchtops set the tone for style, with a large island bar supported by two more counter spaces, plus the walk-in pantry behind the scenes. Enjoy mirrored splashbacks that increase the sense of space, a breakfast bar, and quality stainless steel appliances including a gas cooktop, electric oven and dishwasher. There's plenty of room for your dining setting and a large lounge setup alike, yet when the sun is shining, you'll relish time spent in the backyard. Slide back large glass doors to the tiled Alfresco and make use of the fabulous outdoor kitchen, complete with a range hood, built-in BBQ and sink. Recline with a cuppa or a cold one under the ceiling fan overlooking the spacious backyard, framed by good neighbour fencing, hedging and fruit trees, and opening up beautifully to the sky. It's easy to imagine kids and pets playing here, hosting birthday celebrations, or simply stealing a few moments under the sun. Upstairs to the cosily carpeted second floor, two more bedrooms, a retreat and the main bedroom create an ideal quarters for the kids. Facing the front, the retreat is adorned with more full-length sheers to set the tone for movie nights at home, while each bedroom includes built-in robes for everyday practicality. The main bathroom is bright in both natural light and neutral tones, with an oversized rain showerhead for the shower, and a large family-friendly bathtub. Warradale is ready to raise your standard of living. Wonderfully located close to quality zoned and private schools, trains to the CBD, shopping at Westfield and along Brighton Road, and perhaps most importantly, the sprawling suburban coastline, it's all ready to roll on Kildonan. Features to love:- Reverse cycle ducted A/C throughout- Secure double garage and further off-street parking on exposed aggregate driveway- Secure alarm system- Ducted vacuum- 16 and 5.9kW solar systems- Instant gas hot water system- 4000L rainwater tank plumbed to toilet- Fully irrigated landscaping and garden shed- Moments to Warradale and Oaklands Park railway stations- Zoned to Brighton Primary and the coveted Brighton Secondary, close to Sacred Heart College and Westminster School and within the catchment area for Warradale Kindergarten- Just 330m to Westfield Marion, 2.2km to Brighton Beach and under 10km to the Adelaide CBD. Land Size: 453sqm Frontage: 9.91m Year Built: 2021 Title: Torrens Council: City of Marion Council Rates: \$1268 PASA Water: \$280 PQES Levy: \$50 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.