

22 Pine Avenue, Novar Gardens, SA 5040



House For Sale

Wednesday, 24 April 2024

22 Pine Avenue, Novar Gardens, SA 5040

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 482 m2

Type: House



Steven Stretch
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Leona Stretch
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\$1,100,000 to \$1,195,000 Best Offers 6/5/24 @ 11am

Best Offers by Monday 6th May @ 11am Introducing a modern and inviting Torrens Title home, nestled comfortably on a generous 482sqm corner allotment & displaying class from every angle. Boasting an impressive wide frontage, this residence captivates onlookers with its superb street appeal. Upon entry, guests are greeted by an airy wide entrance hall, adorned with lofty ceilings, setting the tone for the spaciousness that awaits within. The plush master bedroom beckons with its walk-in robes and ensuite bathroom, offering a private sanctuary for relaxation and rejuvenation. There are entertainment options aplenty with a separate formal lounge or theatre room, perfect for intimate gatherings or cozy movie nights. Three additional bedrooms, all with built-in robes, provide ample space for family members or guests. The home features a powder room, separate toilet, and a contemporary bathroom incorporating both a shower and bath, ensuring convenience and comfort for all residents and visitors alike. Prepare culinary delights in the stunning gas kitchen, equipped with ample cabinetry, stone benchtops including an island bench, and stainless-steel appliances, making meal preparation enjoyable. The spacious open plan dining and family area provide a seamless flow for both casual meals and lively gatherings. Enjoy the outdoors with sliding doors leading from the family area to the large undercover tiled Alfresco perfectly blending indoor and outdoor living spaces. The easy-care gardens and reticulated lawns create an idyllic setting for entertaining on those balmy summer nights & also provide room for children's recreation. Modern features include ducted reverse cycle air conditioner, sheer blinds, quality curtains, durable tile and carpet flooring which provides comfort all year-round. The home also features a double garage with internal access for added security, privacy and convenience. Additional amenities include a gas instantaneous hot water service, clothesline, rainwater tank, NBN and Foxtel connections which cater to all practical needs. Positioned only minutes away from the vibrant Bayside shopping precinct, public transport, Jetty Road restaurants & some of the best beaches in Adelaide, residents have access to a plethora of recreational activities. Furthermore, the area boasts a superb selection of primary and secondary schools, including the well-regarded Immanuel College, ensuring educational needs are well catered for. In summary, this property offers a harmonious blend of contemporary elegance, practical functionality, and a convenient location, making it an ideal sanctuary to call home. Built in 2016 482 sqm of land Living space of approximately 190sqm City of West Torrens Council Council Rates: \$1730.60pa Water Rates: \$818.72pa