

**22A Braemar Road, Torrens Park, SA 5062**

**NOAKES  
NICKOLAS**

**House For Sale**

Wednesday, 17 January 2024

22A Braemar Road, Torrens Park, SA 5062

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 467 m2**

**Type: House**



Zac Watts  
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Sam George  
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## Best Offers By 5/2 (USP)

Best Offers By Monday 5th of February at 5pm (Unless Sold Prior). Architecturally designed and just completed by acclaimed Blag Homes to provide a unique resort-style home base with a Palm Springs influence, 22A Braemar Road is luxe modern living personified. Rising over a picturesque street that leads from Scotch College to Randell Park Reserve, this four-bedroom family home is an exquisite sight to behold, far from your average cookie-cutter new build thanks to a bespoke and considered collection of hi-spec designer selections. Behind a commanding and stylish façade of crisp render, dry stacked stone and contemporary curvature, you're led to the private side entrance through an oversized custom timber door. Spanning between hybrid timber flooring and square set ceilings that peak at 3.3m, the elegant foyer leads past a dedicated home office that receives a sunny glow-up through sheer curtains. Stone benchtops to the laundry and powder room reinforce the hi-spec nature of the home, whilst a double linen and under-stair closet only hint at its clever storage capabilities. Heads of the house will immerse themselves in both the grand scale and serenity of the downstairs master - acting as their own private retreat upon creamy loop carpets before extending through to a considerate walk-in robe and hotel-esque couple's ensuite with dual basins and corresponding gold arched mirrors. Moving further down the hall, a large circular window set within stacked stone curves to reveal an open plan expanse, seamlessly collaborating living, dining and a quality-appointed kitchen to create a fluid and functional frequented space. Guaranteed to inspire cooks of all skill levels, a Smeg line-up of gas cooktop, rangehood, dishwasher and dual ovens feature alongside a fluted island bench topped in curved stone. After dinner is done, stash the leftover dishes in the butler's sink and slide open the stretch of glass sliding doors to enjoy your post-dinner drink of choice under the sunlit alfresco, complete with quality lighting, ceiling fan and a stone-topped alcove to home your prized BBQ. Out here, soak up golden hour in a space that reinforces the quiet and private essence of the home, deeply immersed within the inclining gardens, tall retaining walls and encasing nature of your exclusive suburban position. Once the sun has set, ascend the American Oak stairs to a second level upon more soft loop carpets, forming the perfect zone for the younger generation with an open-plan living area and three generous bedrooms each boasting built-in robes and tranquil treetop views. Elevating both bathrooms to an ultra-luxe experience, you'll adore the lush inclusions of underfloor heating, floor-to-ceiling tiling and wall-to-wall niche shelving, whilst every family member will love a long hot soak in the freestanding tub. Outside this suburban haven, you'll understand why the postcode is so tightly held and highly revered, with immediate access to leisurely walks through Randell Park Reserve, Brown Hill Creek and Belair National Park, and an easy morning drop off to Scotch and Mercedes College. Both stylish and timeless, be the very first family to spend your days in your own bespoke slice of Palm Springs on Braemar. Even more to love:- Double garage with internal access- Underfloor heating to both bathrooms- Stone benchtops to kitchen & wet areas- Ample storage to both levels- Intercom system- Sheer curtains- Ducted & zoned R/C air conditioning- Fully irrigated gardens- Aggregated concrete driveway & paths- 650m to Torrens Park train station- Easy 7km CBD commute- Zoned for Unley High School- Proximity to Mitcham Village, The Edinburgh Hotel & Clapham Primary

Land Size: 466sqm  
Frontage: 10.21m  
Year Built: 2023  
Title: Torrens  
Council: City of Mitcham  
Council Rates: \$1525.65  
PASA Water: \$180  
PQES Levy: \$154  
PA  
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