

**24 Ash Avenue, Belair, SA 5052**



**House For Sale**

Sunday, 24 March 2024

24 Ash Avenue, Belair, SA 5052

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1079 m2**

**Type: House**



Joe Marriott  
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## Auction (USP)

Auction - Saturday 13th April 10:00 am Joe Marriott and the team at Ray White Colonel Light Gardens present this beautiful home nestled on a serene, tree-lined street in Belair! This captivating home promises a blend of tranquillity and suburban charm. Experience the gentle gully breeze as it cascades through the valley, offering respite from the summer heat and reinforcing your truly idyllic living environment. Down the spacious driveway, you are welcomed into this delightful abode, boasting a contemporary aesthetic defined by soaring cathedral ceilings and expansive floor-to-ceiling windows, inviting abundant natural light. The master bedroom offers a relaxing retreat with its walk-in wardrobe and ensuite, while two additional bedrooms boast built-in wardrobes and ceiling fans, ensuring comfort and convenience for all. Conveniently positioned adjacent to all three bedrooms is the main bathroom, recently renovated to indulge in optimal relaxation. Featuring a spacious two-person spa bath, floor-to-ceiling tiles, and a dual rainfall shower. Ample storage opportunities abound, ensuring both functionality and style. Indulge in the spacious kitchen, offering endless storage opportunities to meet all your culinary needs. A separate breakfast bench adds a touch of practicality, ensuring efficiency during those bustling mornings. Equipped with quality appliances, this is the ideal space to inspire new cooking delights. The expansive living area boasts a stunning stone feature wall, accentuated by an inviting open fireplace, creating the perfect ambience for cozying up with a glass of red on chilly winter evenings. Discover the versatility of a downstairs space that could be utilized as a home office/studio or bedroom, ensuring optimal practicality for modern living with radiating natural lighting. With outdoor access to the tiered and low-maintenance backyard, this space offers both convenience and relaxation for all. Step outside and immerse yourself in the enchanting outdoor space. The expansive decking area sets the stage for unforgettable gatherings with friends and family. As the sun sets, soak in the breathtaking views and the beautiful sounds of nature with an abundance of birdlife including lorikeets and kookaburras. Nestled within the picturesque and tree-lined Ash Avenue, this residence is perfectly poised within a superb natural environment, offering endless access to essential amenities. Enjoy the convenience of short proximity to Blackwood Shopping, with public transport just a short stroll away. For families, excellent educational options include St Johns Grammar, Scotch College, Urrbrae, and other excellent schools are within easy reach! More reasons to love this home:- Torrens title build- Security alarm system - Spacious living/dining room with cathedral ceilings- Updated kitchen with ample storage, stainless appliances and lots of bench space- Spacious living room with open fireplace- Two large living areas with rear access- Master bedroom with built-in wardrobe and ensuite - Downstairs office/bedroom space with storage room that could be a WIR - Main bathroom with two-person spa bath, dual shower and ample storage- Separate laundry with built-in floor-to-ceiling cupboards- Expansive decking area with pergola roof and beautiful views - Rear garden is tiered- Low-maintenance garden and plants - Original established trees surrounded the property - Beautiful sounds of nature with an array of birdlife- Double carport - Split system air conditioning- Ducted reverse cycle air conditioning- Ceiling fans in all bedrooms and living- Country-like atmosphere with city convenience - Close proximity to elite schooling opportunities 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 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.