

25 Gurrs Road, Beulah Park, SA 5067

HARRIS

House For Sale

Friday, 24 May 2024

25 Gurrs Road, Beulah Park, SA 5067

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 334 m2

Type: House



Kris Casey

0418828663

\$1.6m-\$1.76m

Best offers by 12pm Wednesday 12th June (unless sold prior) Turn heads, entertain with purpose and make your day-to-day a solar-driven dream with this dual-level architectural home, just a stroll from Pembroke School and The Parade's beating heart. Built in just 2020, what could pass as new demands attention from the moment you see its slick, stone-featured facade from a street teaming with bold residences. Every square inch of this cleverly-conceived home plays a pivotal role in delivering space, light, comfort, quality and versatility across a floorplan that makes the luxe, ensued master the sole bedroom on a lower floor bookended by a street-facing study and game-changing open-plan living. Featuring expansive stone tops, the full suite of Smeg appliances - including double ovens and 900mm gas cooktop - windowed splashbacks, Corian sinks and a butler's pantry, the kitchen embodies the home's supreme, unabated function and form. Float across the engineered timber floors to the alfresco pavilion with its very own kitchen and electric cafe blinds; a party starter and year-round extension of the internal footprint. A glass-clad architectural staircase is a statement in itself - and a means to an upper floor with two double bedrooms, yet another slick bathroom, a retreat and the kids' names written all over it. With those bill-slashing solar panels and battery, zoned ducted r/c, video intercom, security system and the scope to automate it all from your phone, this high-spec home has the tech covered too. You really can have it all, exactly where you've always wanted it. More to love: ? Architecturally designed, completed in just 2020 ? Lock-up garage with remote Panelift entry ? Electronic gated entry ? Provisions/wiring for home automation ? Ultra-flexible layout, perfect for families and downsizers alike ? Powerful 6.6KW solar system and battery ? High ceilings throughout ? Custom fitted walk-in robe and fully tiled ensuite (with dual vanity) to main bedroom ? Guest powder room toilet ? Custom joinery/storage throughout ? Feature gas fireplace to go with zoned ducted r/c ? Built-in outdoor kitchen/bbq ? Inch-perfect landscaped gardens ? Dishwasher ? Zoned for Marryatville Primary School ? A short walk from Haslam and Kensington Ovals ? Just 10 minutes from the CBD Specifications: CT / 6233/902 Council / Burnside Zoning / SN Built / 2020 Land / 334m² (approx) Frontage / 8.69m Emergency Services Levy / \$257.90pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Marryatville P.S, Norwood International H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409