

25 Sandison Avenue, Park Holme, SA 5043

HARRIS

House For Sale

Tuesday, 27 February 2024

25 Sandison Avenue, Park Holme, SA 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 225 m2

Type: House



Jayden Finch
0434644901



Clinton Nguyen
0432517003

\$840k-\$880k

The perfect combination of lifestyle convenience and sleek, modern sophistication spilling with feature brilliance and fantastic function, this 2018, Alberto architect custom 3-bedroom stunner raises the new-build bar in Adelaide's quickly thriving south west corner. Feeling as fresh as its 2018 construction, and swooning with impeccable style, discover a dream start for young couples with plenty of room too to see family expand. Blending ground floor entertaining finesse with an elegant entertaining hub flooding with natural light, together with striking polished concrete floors and texture-rich Tribeca brick feature wall... the interior selections and palette is pure designer perfection. Ready to channel or culinary best as much as crushed-ice weekend cocktails, the luxury chef's zone takes its compact quarters and captures streamlined efficiency with sweeping stone bench tops, seamless soft-closing cabinetry and generous walk-in pantry. With wide glass sliders extending this superb space into an all-weather alfresco overlooking the sunny, easy-care yard – there's welcome touches of greenery, enriching the townhouse package. Swapping smooth concrete for super-soft carpets, a tiptoe upstairs finds an impressive footprint maximising every internal inch of living potential. Delivering 3 beautifully spacious bedrooms, all with built-in/walk-in robes, and the master enjoying a deep, designer ensuite, plus a luxe main bathroom and ground floor guest WC, 25 Sandison Avenue leaves absolutely no stone unturned. Well positioned in this convenient pocket around the corner from your local Coles for easy access to all your shopping essentials, moments from the bustling Westfield Marion dishing up all your café, boutique and brand name stores, and weekend entertainment, while the city-bound train line is close at hand for traffic-free commutes and the pristine coastline of Glenelg, Somerton, Brighton and Seacliff brings beachside fun to this exciting new chapter. Features you'll love:- Ground floor gliding over polished concrete floors and delivering beautifully light-filled open-plan entertaining potential- Stunning designer chef's zone flush with stone bench tops, abundant cabinetry and cupboards, WIP, and all Bosch appliances including integrated dishwasher- Superb all-weather alfresco area featuring LED downlights, ceiling fan and overlooking a private backyard of sunbathed lawn and established ornamental pear trees, as well as full irrigation- Wonderful sleeping quarters upstairs offering 3 supremely spacious double bedrooms, two with BIRs, and the bright and airy master featuring WIR and luxe ensuite- Designer main bathroom finished with pendant lighting and floating timber vanity, relaxing bath swimming in natural light, pendant lighting and floor-to-ceiling tiling- Ground floor guest WC, cleverly concealed Euro-style laundry, and ducted AC throughout for year-round climate comfort- Double garage featuring timber-look panel door, more aggregate concrete paths and driveway, and sophisticated street presence

Location highlights:- Right across the road from a leafy playground and Ascot Park Tennis Club- Walk to Marion Outdoor Pool to soothe the summer sun, or jump in the car and hit the pristine sands of Somerton a mere 4km from your front door- A short stroll to Marion Train Station to zip you into the city in a flash, and just 6-minutes to Westfield Marion for all your café, shopping, brand name outlets, and weekend entertainment in the one convenient place

Specifications: CT / 6197/671 Council / Marion Zoning / GNBuilt / 2018 Land / 225m² (approx) Frontage / 8.94m Council Rates / \$1,773pa (approx) Emergency Services Levy / \$158.45pa (approx) SA Water / \$184.22pq (approx) Estimated rental assessment: \$700 - \$750 p/w (Written rental assessment can be provided upon request) Nearby Schools / Ascot Park P.S, Marion P.S, Clovelly Park P.S, Forbes P.S, Warradale P.S, Hamilton Secondary College, Springbank Secondary College

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