

**25 Yeltana Avenue, Wattle Park, SA 5066**

**HARRIS**

**House For Sale**

Wednesday, 3 April 2024

25 Yeltana Avenue, Wattle Park, SA 5066

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 696 m2**

**Type: House**



Tom Hector  
0423767967



Clinton Nguyen  
0432517003

## \$2.5m-\$2.6m

A Wattle Park wonder sparking stunning architectural brilliance and endless lifestyle finesse, this 2020-built Rossdale Homes haven is the pinnacle of family-friendly living primed for all ages. With an impressive streetside presence nestled in the blue-ribbon east, and where exclusive schools and scenic Conservation Parks add the perfect blend of convenience and idyllic contemplation... now, this is living. Split over two levels of impressively free-flowing interior design, this immaculate 5-bedroom, 2-living footprint is a reminder of what a flawlessly conceived property can deliver. Live your best life with superb open-plan entertaining headlined by a gleaming chef's zone with butler's pantry and waterfall stone island eager to handle the morning rush, culinary triumphs, to cocktail-inspired weekends as friends and family spill out onto the chic timber-decked alfresco. Overlooking lush lawns and framed in leafy, private greenery, this north west-facing backyard – helmed by a glistening solar-heated swimming pool ready to soothe the summer sun – has fun-filled get-togethers in check by day with full outdoor BBQ, while by night tiptoe upstairs to the lofty second level retreat and settle in for popcorn-dusted movie-marathons with the kids. Upstairs you will find 3 spacious bedrooms, two featuring built-in robes, one with an ensuite and walk in robe and beautiful east-facing balcony, as well as luxe main bathroom flooding with natural light, and rumpus - the kids' quarters are as practical as they are plentiful. Downstairs, the master suite with panoramic windows offers picturesque views to the manicured front yard, generous his and hers walk-in wardrobes, and opulent ensuite that includes a separate shower and sumptuous free-standing bath. Together with a ground floor home office, feature-packed laundry and guest powder, thoughtful storage throughout, and zoned ducted AC powered by a bill-busting 10kw solar system – the function, form and finish of this elegant home is nothing short of spectacular. Features you'll love: - Light, bright and airy living, dining and designer kitchen - Sleek and stylish kitchen featuring stone-topped benches and island, pendant lighting, abundant contrast cabinetry, 900mm oven and gas cook top, as well as full butler's pantry with dual sinks, dishwasher and backyard views - Beautiful timber-decked alfresco with LED downlights, zip-trak blinds, stone tile BBQ with rangehood - Sunbathed mineralised swimming pool, solar heated for year-round pleasure - Sweeping master bedroom featuring gallery windows and S-weave blinds, ceiling fan, his and her WIRs, and elegant ensuite including separate shower and relaxing bath - Lofty upstairs retreat and sparkling main bathroom also with separate shower and bath - 3 generous upstairs bedrooms, featuring plush carpets, ceiling fans and BIRs - Home Theatre room, which could be an additional 5th bedroom - Family-friendly laundry flush with cabinetry and drying rail with guest WC - Powerful ducted AC throughout, 10kw solar system, electric gate entry and security system - Fully irrigated front and rear yards, and easy-care established greenery including high, private hedging and feature trees - Double garage and stylish exposed aggregate concrete drive and pathways Location highlights: - Tightly held and leafy, blue-ribbon locale a short stroll to popular parks and reserves, as well as nestled below the scenic Adelaide Foothills - Moments to Burnside Primary, Wattle Park, Norwood International and St Peter's Girls' and Pembroke School for great schooling options close at hand A quick 8-minutes to Burnside Village, as well as the vibrant Parade Norwood, and only 5.5km to Adelaide CBD Specifications: CT / 5638/920 Council / Burnside Zoning / HN Built / 2019 Land / 696m<sup>2</sup> (approx) Frontage / 18.29m Council Rates / \$1,596.80pa (approx) Emergency Services Levy / \$333.50pa (approx) SA Water / \$362pq (approx) Estimated rental assessment: \$1300 - \$1400 p/w (Written rental assessment can be provided upon request) Nearby Schools / Burnside P.S, Norwood International H.S 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 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.