

26 Trigg Street, Blair Athol, SA 5084

HARRIS

House For Sale

Wednesday, 24 January 2024

26 Trigg Street, Blair Athol, SA 5084

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 409 m2

Type: House



Andrew Farnworth
0433963977



Matt Ashford
0497449525

\$939k-\$1.029m

Welcome to 26 Trigg Street, Blair Athol – a masterpiece built in 2012 that epitomizes sophisticated and stylish living. Andrew Farnworth and Harris Real Estate are proud to present this exceptional two-storey residence, showcasing three bedrooms and three bathrooms, setting the standard for luxurious cosmopolitan living. Upon entering through the secure portico, you are greeted by an impressive entrance and a spacious hallway adorned with 25mm jarrah floorboards. Bathed in natural light, a centrally located courtyard seamlessly connects to the internals through large glazed French doors, creating an inviting atmosphere. The heart of the home resides in the main kitchen/living/dining area, boasting high cathedral-style ceilings and picturesque glazed windows. The kitchen is a haven for home chefs, equipped with gas cooking, an electric wall oven, dishwasher, and ample storage. The ground level features two bedrooms, including one with his and hers built-in robes and an ensuite. The Luxe main bathroom, with floor-to-ceiling tiles, a separate shower/bath, and a guest powder room, adds opulence to this level. A well-equipped laundry completes the ground floor. Upstairs, the spacious third bedroom or private master bedroom awaits, featuring cathedral-style ceilings and a third bathroom/ensuite. Large glazed French doors open to a private balcony with urban views, providing an ideal spot for morning coffee or an evening unwind. The outdoor space is an entertainer's dream, with wide floor-to-ceiling tinted double-glazed French doors leading to the patio dining area. Overlooking established gardens, you can enjoy sunsets with loved ones while the kids and pets play across the lawn. Additional features include:

- Ducted reverse cycle air conditioning.
- Video Intercom for secure entry.
- Temperature-controlled hot water.
- Tinted and glazed windows and doors.
- Ceiling fans throughout.
- Secure off-road parking in the garage behind a roller door.

Blair Athol, with its proximity to Prospect Road, Main North Road, North Adelaide, and the CBD, is a highly sought-after suburb in a prime location. Close to local schools, parks, shops, and public transport, this property offers a complete living destination. For further information, contact Andrew Farnworth and make this luxurious lifestyle yours!

Specifications: CT / 6058/418 Council / Port Adelaide Enfield Zoning / URN Built / 2012 Land / 409m² Frontage / 8.8m Council Rates / \$pa Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Enfield P.S, Blair Athol North B-6 School, Prospect North P.S, Roma Mitchell Secondary College

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 | 330069