

# 263 Hampstead Road, Northfield, SA 5085

## House For Sale

Friday, 1 December 2023

263 Hampstead Road, Northfield, SA 5085

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 724 m2

Type: House



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## Best Offers By Monday 18th December (USP)

Christmas has come early with this contemporary, chic abode that is ready for immediate enjoyment and designed with no spared effort or expense. Presenting elegant, high, open ceilings on entry and quality fixture and fittings throughout, this is certainly a star-studded home with all the attributes you can dream of. Equipped with four bedrooms, two bathrooms, multiple living spaces and a central open plan design that melds with the outdoor entertaining alfresco. Complete with an in-ground swimming pool as the cherry on top, this will be the perfect spot for hosting summer barbecues and pool parties for any occasion. The primary suite is a haven of tranquillity, designed for those who appreciate the finer things in life. It features two spacious walk-in robes, and an open ensuite offering full sized bathtub for a grand, spa-like experience within the comfort of your own home. Bring to life a love of pure enjoyment in one of Adelaide's most exciting suburbs!

Guaranteed to catch the eye of families, and astute investors, this young home has not only been built to stand the test of time, but also leave a lasting impression. An exciting and rare chance to obtain a wonderful family home, in a convenient position. Features to note:

- 5kW solar system
- Fully fenced with motorised front gate
- Spacious front veranda with high ceiling
- Lush and established gardens
- Electric lock-up double garage, with roller door access to the rear yard
- Ducted reverse cycle air conditioning
- Multiple entertaining zones
- Up to three living rooms
- Electric hot water control panels
- Concealed walk-in Butler's Pantry
- Breakfast bar to kitchen
- Brand new Bosch electric oven, gas cook top and dishwasher
- Alarm system
- Two outdoor undercover entertaining areas
- Study space
- TV aerial connection point to all bedrooms
- Separate toilet to main bathroom
- Full sized bathtubs to both bathrooms
- Huge storage shed at the rear that can fit vehicles/trailers or can be used as a workshop
- Three-phase power connection to rear workshop/shed
- In-ground swimming pool (8m x 4m)
- All year round pool heating with a massive three-phase electricity Wi-Fi heater neatly installed and hidden inside the rear shed.
- Rainwater tank plumbed to the toilets for water conservation

Shopping and Local Conveniences:

- 8km from the bustle of the Adelaide CBD
- Public transport accessible within metres from East Parkway or Folland Avenue.
- Greenacres Shopping Centre
- Northgate Shopping Centre
- Northpark Shopping Centre
- Fitness Factory Health Clubs or UBX

Nearby Attractions/Entertainment:

- Enjoy a tranquil walk along the wetlands or Northgate Reserve
- Lightsview Adventure Playground
- Waterford Reserve, Tennis Courts and Playground
- The Lights Community and Sports Centre
- Walking distance to Jibbi & Co for your coffee hit or a bite for lunch
- Ikigai a short stroll for Friday night pizza or sustainable, organic coffee
- Somerset Reserve for dog training/dog park
- Northgate Community and Sports Club

Schooling:

- Zoned to Roma Mitchell Secondary College
- Minutes to St Martin's Catholic Primary School, Cedar College, Hillcrest Primary School, Hampstead Primary School, and Northfield Primary

Method of Sale:

- Best Offer By 7:00pm, Monday 18th December

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- Feel free to contact Jake Theo of TOOP+TOOP Real Estate anytime on 0422 959 650.