

**26A Flemington Street, Frewville, SA 5063**

Pilgrim 袁

**House For Sale**

Friday, 14 June 2024

26A Flemington Street, Frewville, SA 5063

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 337 m2**

**Type: House**



Brett Pilgrim  
0432401010



Leon Yuan  
0882783322

## **Auction Sat, July 6th at 10AM On-Site (USP)**

In the highly coveted suburb of Frewville, this meticulously maintained home presents an unrivalled opportunity for families and downsizers alike. The home's layout is perfectly conceived with the master bedroom and a large kitchen on the ground floor. It presents the perfect balance of indoor elegance and outdoor allure, ensuring a comfortable and convenient lifestyle, while promising a solid investment in an area of consistent demand. The residence enjoys a prime location set amidst Adelaide's most academically awarded schools. The property is a mere 5-minute stroll from Glenunga International High School, and zoned for both Linden Park Primary and Glen Osmond Primary Schools, ensuring premium education options are within easy reach. Lifestyle conveniences abound with the Frewville Foodland supermarket, vibrant cafes, fine restaurants, and a selection of shopping precincts including Burnside Village, Unley Road and Norwood Parade easily accessible. Further enhancing its appeal, the Adelaide city centre lies a brief 4-kilometer journey away, or take a 10-minute drive to the quaint charm of Stirling and the Adelaide Hills beyond. Built by award winning Normus Homes in 2015 and architecturally designed with a clear emphasis on space and light, the house encapsulates modern aesthetics while maintaining a warm ambiance. The master bedroom with floor-to-ceiling wardrobes is bathed in northern and eastern light creating a tranquil retreat. The master ensuite has the convenience and luxury of a double basin and rain shower. The spacious white kitchen is furnished with European appliances, plentiful drawers and pantry storage and features a large stone bench-top. An epicurean delight! A stepless transition from the living to the alfresco entertainment space is perfect for hosting outdoor gatherings amidst the greenery. Externally, the property boasts a lush look with a landscaped garden featuring deciduous trees which provide a burst of seasonal colours, and privacy is offered through strategic plantings. More reasons to love:

- Zoned for Glenunga International High School, Linden Park Primary School & Glen Osmond Primary School
- Reverse-cycle air conditioning
- Bosch induction cooktop
- Asko oven and integrated dishwasher
- NBN - Top speed Fibre to the Property (FTTP)
- Hardwired ethernet cabling to study and living
- Local Council: City of Burnside
- Bedrooms 2 and 3 with Built-in robes
- Water-efficient tapware
- Gas instant hot water systems
- LED-efficient dimmable downlights
- Attic ladder in garage with floored storage
- Remote-controlled garage
- Secure fencing and lock and leave lifestyle
- Provision for future electric gate and intercom
- Quality curtains and blinds throughout
- Nearby childcare services and dog park
- Quick walk to bus stops on Glen Osmond or Fullarton Roads
- Lawn irrigation sprinkler system