

# 27 Waratah Avenue, Eyre, SA 5121

## House For Sale

Tuesday, 16 January 2024

27 Waratah Avenue, Eyre, SA 5121

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



Ryan Smith

0488013112

**\$449,000-\$490,000**

**\*\*Please note: At vendors request we will not be holding any private viewings prior to the first open inspection on the 21st of January 2024 at 11:00am. Thank you for your understanding.\*\***Introducing a captivating residence that seamlessly combines comfort and style, this property offers an ideal haven for modern living. Boasting three spacious bedrooms, the master suite is a luxurious retreat featuring a walk-in robe and ensuite, providing a private sanctuary within the home. Bedrooms 2 and 3 are thoughtfully designed with built-in robes, maximizing storage space and convenience. The well-appointed three-way main bathroom is strategically positioned to serve both residents and guests, enhancing functionality and accessibility. The open-plan design of the family and meals area creates a welcoming and versatile space for relaxation and entertainment, fostering a sense of togetherness. The heart of the home lies in the expansive kitchen, equipped with top-of-the-line stainless steel appliances. This culinary haven not only caters to the demands of modern living but also serves as a stylish focal point for the home. A central second lounge room adds an extra dimension to the living spaces, providing flexibility for various activities and social gatherings. Step outside to discover a low-maintenance backyard, perfectly designed for those who appreciate outdoor living without the hassle of extensive upkeep. The secure garage, complete with an automatic roller door, ensures both convenience and peace of mind for residents. Embracing the latest in comfort technology, the ducted reverse cycle air conditioning system maintains an optimal indoor climate throughout the seasons, offering a perfect balance of warmth in winter and coolness in summer. This residence epitomizes contemporary living, combining practical features with a touch of luxury. Whether you seek a peaceful retreat or an inviting space for socializing, this property effortlessly caters to your lifestyle needs. Welcome home to a harmonious blend of comfort and sophistication.

**ENTRY/HALLWAY:**•?Floating floors•?Access to garage  
**LIVING & DINING AREA:**•?Floating floors•?Glass sliding door•?Access to the rear yard•?Ceiling fan  
**KITCHEN:**•?Breakfast bar•?Laminate benchtops•?4 Stove burner•?Electric oven•?Fridge, microwave, and dishwasher provision•?Double sink with mixer tap  
**BEDROOMS:**•?Carpeting•?Built in wardrobe to bedroom 2&3•?Ensuite bathroom to master•?Walk-in wardrobe to master  
**BATHROOM:**•?Separate shower & bath•?Vanity with sink and storage•?Linen press•?Mirror• Glass shower screen•?Toilet•?Bathtub  
**SECURITY:**•?Security screens to all external doors  
**CLIMATE CONTROL:**•?Ducted reverse cycle heating & cooling  
**HOT WATER SYSTEM:**•?Instant gas hot water system  
**OUTDOOR ENTERTAINING/LANDSCAPING:**•?Lawn area•?Landscaping•?Single garage with drive through access  
**POWER, VISION & INTERNET:**•?NBN Available