

**28 Palmer Street, Myrtle Bank, SA 5064**



**House For Sale**

Wednesday, 20 March 2024

28 Palmer Street, Myrtle Bank, SA 5064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 796 m2**

**Type: House**



Andrew Fox  
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**\$2,300,000 - \$2,500,000**

Phone for Inspection This residence is a true statement, designed by the renowned David Fraser Architects group. Where natural timber and matte black finishes stylishly accentuate harmonious lines, creating a magnificent abode that integrates with its natural surroundings. The design is breathtaking, featuring a grand entrance, soaring ceiling heights, a statement staircase, strategically placed windows capturing panoramic views of Adelaide and the CBD lights, designer lighting indoors and outdoors, a Sonos Sound System, and a gas log fireplace. Beyond its showcase appeal this home is a blend of form and function, offering a sanctuary for relaxation and the creation of lasting memories. Whether indulging in a captivating book by the fire, lounging by the poolside, engaging in a game of cricket on the verdant lawn, or mastering the culinary arts in the exquisitely appointed kitchen, this home caters to every facet of luxurious living. The home comprises over two levels, with four expansive bedrooms, including a master suite on the ground floor and three spacious bedrooms on the upper level. Each bedroom is adorned with built-in robes. The beautifully appointed ensuite and main bathroom have floor-to-ceiling tiling, underfloor heating, frameless showers, and a luxe freestanding bath. Every detail of this residence has been considered, resulting in an abode that exemplifies the pinnacle of luxury living.

Features: Architectural design by David Fraser Architects  
Master bedroom with ensuite & walk-in-robe  
3m ceilings throughout the ground floor  
Double glazed 2.7m high (approx.) commercial-grade windows & sliding doors  
NEFF appliances including 2 x 600mm wall ovens, 900mm induction cooktop, Fisher & Paykel double fridge & Vintec wine fridge  
Outdoor kitchen featuring built-in Beefeater BBQ  
Underfloor heating throughout two bathrooms  
Heated freshwater pool  
Secure garage for three cars  
30kw Panasonic multi-head VRF Inverter air-conditioning systems with 7 control stations & 7 zone control stations  
Fully landscaped front & rear yards with an automatic irrigation system  
Reverse cycle air-conditioning  
Built-in Sonos speakers in the living area, home theatre, master bedroom & alfresco  
Council Rates | \$4,225.70 pa  
SA Water | \$419.58 pq  
ESL | \$390.20 pa  
Year Built | 2019  
Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.