

**2A Maldon Street, Northfield, SA 5085**



**Sold House**

Tuesday, 19 March 2024

2A Maldon Street, Northfield, SA 5085

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 336 m2**

**Type: House**



Mannas Chan  
0451858389



Miguel Zhang  
0410208912

**\$820,100**

Wonderfully positioned across the road from the scenic FJ Gerrard Reserve in this thriving pocket of the north, 2A Maldon Street - a solar-powered and feature-packed modern contemporary stunner - delivers picture-perfect living for those eager to plant their feet in light-filled style. With excellent function and form, young couples will find plenty of space to transition into growing families as this superb 2010-built home reveals a familiar 3-bedroom footprint where plush carpeted bedrooms, including a lovely master with sparkling ensuite, gleaming main bathroom, and powerful ducted AC provides instant lifestyle bliss. Designed for beautiful open-plan entertaining too, the spacious dining and living headlined by the impressive chef's kitchen combining to create a fun-filled social hub. Ready to handle the morning rush as much as inspire nightly culinary triumphs, this sleek foodie's zone with sweeping island breakfast bar lets you sit, scan and serve as kids relax or friends dine nearby. Together with effortless alfresco flow to the chic all-weather outdoors overlooking the east-facing and easy-care backyard, practical laundry/mudroom, and secure garage behind an electric-gated entry elegant street frontage - there's lots to love with nothing to change here. Around the corner from Northfield Primary and a raft of family-friendly parks and playgrounds, a quick 5-minutes to Northgate Shopping Centre and newly developed Lightsview Village, while exceptionally placed along this convenient northern corridor moments to North Adelaide and the CBD beyond, as well as putting the greater northern districts at easy reach... labelling this anything but an exciting entry and beautiful lifestyle opportunity would be seriously underplaying it.

**FEATURES WE LOVE**

- Light-filled open-plan entertaining hub headlined by the stylish modern kitchen featuring great bench top and island space, abundant cabinetry and cupboards, and gleaming stainless appliances including dishwasher
- Beautiful combined living and dining zone stepping out to the all-weather alfresco with LED downlights
- Easy-care backyard catching the best of the morning's sun, no-mow lawn and feature ficus tree
- Generous master bedroom featuring soft carpets, BIRs and sparkling dual-vanity ensuite
- 2 additional ample-sized bedrooms, both with BIRs and plush carpets
- Modern main bathroom featuring separate shower and relaxing bath
- Functional laundry with storage, ducted AC throughout and bill-busting solar system
- Secure garage with aggregate concrete driveway, and secure electric gate entry

**LOCATION**

- Directly across from the FJ Gerrard reserve, around the corner from the manicured Duncan Fraser Oval, and walking distance to Northfield Primary for a truly family-friendly locale
- A stone's throw to Northgate Shopping Centre and Lightsview Village for all your shopping essentials
- A tick over 10-minutes to the bustling Tea Tree Plaza and less than 15-minutes to Adelaide CBD for fantastic inner north positioning

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Port Adelaide Enfield Zone | GN - General Neighbourhood Land | 336sqm (Approx.) House | 180sqm (Approx.) Built | 2010 Council Rates | \$306 pq Water | \$235 pqESL | \$142 pa