

# 2a Melrose Avenue, Beulah Park, SA 5067

## Sold House

Thursday, 18 January 2024

2a Melrose Avenue, Beulah Park, SA 5067

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 390 m2

Type: House



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## Contact agent

Situated on a picturesque Jacaranda-lined street in the sought-after north-eastern enclave of Beulah Park, this charming courtyard home offers convenient access to Magill or Portrush Roads. The home boasts a double side-by-side garage and wide driveway should you have a caravan or boat to keep off-street. An easy lock-up-and-leave lifestyle awaits with the home offering a formal entry with two separate living areas, three double bedrooms, two bathrooms and an undercover pitched roof pergola to the rear. Distinctive design elements add character to the home, such as the charming decorative glass sliding doors in the main bedroom that open onto the walk-in robe and ensuite bathroom. In a separate wing, two additional bedrooms feature built-in robes and are serviced by a family bathroom with a separate toilet. The central kitchen overlooks the dining and family rooms with a raised breakfast bar, a large corner pantry and glass splashback. The undercover patio is accessed via glass sliding doors from the dining room and is a private space to enjoy entertaining friends and family all year round. Tucked behind the garage is another private pocket of the paved courtyard to enjoy. Features include:

- Plantation shutters to internal front windows
- Security roller shutters to external front windows
- Sandstone fronted façade and tiled porch
- Floating timber floors
- Security system
- Ducted reverse cycle air conditioning
- Large kitchen with walk-in pantry, stainless steel appliances with Bosch gas cooktop and Miele dishwasher
- Laundry plus desk/study area off the garage
- Double garage with auto panel-lift door
- 6.6kw solar system (17 panels)

Zoned to Marryatville Primary and Norwood International High schools and situated close to Loretto, Pembroke and Marryatville senior schools. In addition, the property is also within easy reach of The Parade Norwood, offering a variety of shops and cafes to explore. With its low-maintenance living and excellent city accessibility, this property is the perfect choice for those seeking a convenient and comfortable lifestyle. Other information: Title Reference Volume 5260 Folio 648 Council: City of Burnside Council: Rates \$1788.40 pa ES Levy: \$208.75 pa SA Water: \$235.38 pa