

2A Ruddock Avenue, Hilton, SA 5033

HARRIS

Sold House

Thursday, 26 October 2023

2A Ruddock Avenue, Hilton, SA 5033

Bedrooms: 4

Bathrooms: 2

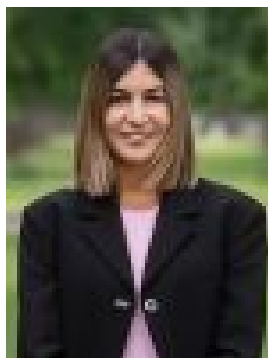
Parkings: 2

Area: 359 m2

Type: House



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Best Offers By Monday 6th November at 12pm An epic 2020-built contemporary family home that embraces a corner block, 2a Ruddock Avenue exemplifies the finest in considered design. Tucked in an epic inner-west pocket, nestled away from the bustle while still only moments from all the action, it's the best of both worlds wrapped up in a truly impressive package. Radiating contemporary elegance, an exposed brick and rendered frontage is offset by lush lawns and hedging, with northern orientation ensuring enviable natural light beams across the entirety of the floorplan. Double-height ceiling, full length and clerestory feature windows and sweeping timber staircase combine to create a breathtaking entryway, connecting all zones and floors with style. Soft grey tones, light wash floors and subtle timber details carry hamptons-chic throughout, amplifying brightness for a harmony across every room. Sure to be the heart of your home, an intuitive kitchen skilfully layers stone benchtops, teal subway tile backsplash and pendant lighting, with floor to ceiling pantry and stainless steel appliances including wide gas cooktop providing substance to match. Overlooking spacious open-plan living area, a vast sit-at island bench unites both areas for breezy modern flow. Sliding doors guide to alfresco entertaining area, effortlessly blending indoors and out. Surrounded by lush lawns, raised veggie patch and leafy garden beds, the easy-care rear yard delivers a garden ready for the green thumb to enjoy without ever sacrificing excessive downtime to weeding or mowing. Double windows harness more of those sun rays across the main bedroom, expertly serviced by an expansive walk-in robe and luxe ensuite with floor-to-ceiling tiling and countertop basin. A wide corridor guides to additional downstairs bedroom, guest WC and extensive laundry with ample bench and cupboard space, certain to redefine your perception of laundry as a chore. Upstairs, two generous upstairs bedrooms are each complete with mirrored built-in robes, fully serviced by a three-way family bathroom. Taking the high-end quality of the ensuite and remixing it with a richer palette, ultra-wide vanity, deep bathtub and walk-in shower are ready to handle rush hour with spa-like grace. Completing the footprint with more space to spread out, a loft-like living area to landing offers the perfect location for additional living, a teenagers retreat, hobby studio or office suite for work-from-home days. Prime positioning in Hilton places you in a blissful pocket that's only moments away from the best of the inner-west. Conveniently close to Hilton and Brickworks shopping centres, as well as Henley Beach Road's dining strip and Mile End Homemaker Centre. Easy proximity to Cowandilla and Richmond Primary Schools and Underdale High School, with numerous private schools nearby for a streamlined school run. Only 10 minutes' drive to the CBD, or another 10 west for the finest of Adelaide's beaches, for a lifestyle that blends the best of both worlds. Whatever your plans, there's space and scope for it all. More to love:- 6kw solar panel system- Daikin ducted reverse cycle air conditioning throughout, plus timber ceiling fans- Low-maintenance wood laminate flooring- Double garage with rear roller door access- Additional off-street parking- Gas port to outdoor entertaining area- NBN ready- Puratap- Wall-to-wall storage to lower floor hallway- Understairs storage- Rainwater tank- Downlighting Specifications: CT / 6220/12 Council / West Torrens Zoning / HDN Built / 2019 Land / 359m² Council Rates / \$1561.60pa Emergency Services Levy / \$169.45pa SA Water / \$193.60pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Cowandilla P.S, Richmond P.S, Torrensville P.S, Sturt Street Community School, Lockleys P.S, Underdale H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409