

**2E Scott Avenue, Clovelly Park, SA 5042**



**Sold House**

Tuesday, 17 October 2023

2E Scott Avenue, Clovelly Park, SA 5042

**Bedrooms: 3**

**Bathrooms: 2**

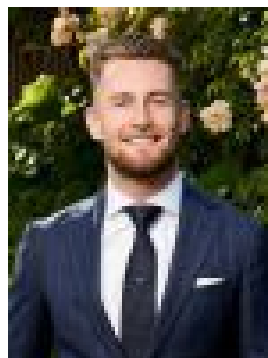
**Parkings: 1**

**Area: 267 m2**

**Type: House**



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**\$782,000**

If you've been dreaming of finding a fresh new start with a sparkling new build then let this absolute stunner be the end of your painstaking search. Superbly positioned in this thriving pocket of the south a stone's throw to a raft of lifestyle amenities - 2E Scott Avenue delivers that ultimate package for first-time buying couples or soon-to-be growing families. Showcasing a well-laid footprint purpose-built for effortless, everyday entertaining that puts the resident chef just a comfortable conversation away from wining and dining friends, the designer kitchen spills with stone bench tops eager to serve and socialise to your heart's content. Also providing easy alfresco flow to the cosy, all-weather outdoor living zone, you'll quickly find an understated daily bliss here. Function and form are also major drawcards too with a luxurious master bedroom complemented by an equally luxe ensuite and walk-in wardrobe, as well as two additional spacious bedrooms both featuring built-in robes. The central main bathroom gleams with gorgeous floor-to-ceiling tiling, matte black fittings, while a separate shower and relaxing bath complete an enviable and house-proud aesthetic. With its coveted corner block positioning offering more light and less neighbours, enjoy all the swooning style of sleek modern living, while keeping the upkeep to a low maintenance minimum. Together with features like a full butler's pantry with dishwasher and dual sinks, zoned ducted AC throughout for year-round comfort and a mudroom/laundry - this impeccably crafted home nails the new-build brief. Convenience is key here too with schools, parks and ovals a short walk from your front door along with the Mitchell Park Train Station for traffic-free city-bound commutes, the award-winning Pasadena Foodland your new local for all your daily essentials, while a quick 8-minutes to the bustling Westfield Marion has all your shopping, eatery and entertainment needs sorted.

**FEATURES WE LOVE**

- Light-filled open-plan living, dining and sparkling designer kitchen combining for one fun-filled entertaining hub
- Stunning chef's zone featuring waterfall stone bench tops and breakfast bar, striking contrast cabinetry, pendant lighting, gleaming stainless appliances, as well as full butler's pantry with dishwasher
- Beautiful timber floating floors, ambient LED downlighting and fresh snow-white interior
- Quaint and cosy outdoor alfresco area with adjoining low maintenance patches of lawn ready to furnish and decorate with your personal touch
- Superb master bedroom spilling with natural light and featuring WIR and luxe ensuite of floor-to-ceiling tiling and heat lamps
- 2 additional spacious bedrooms, both with BIRs for great versatile living
- Designer main bathroom featuring floor-to-ceiling tiling, separate shower and sumptuous bath
- Clever mudroom/laundry, as well as ducted AC throughout
- Secure garage with auto panel lift door

**LOCATION**

- A short stroll to Clovelly Park Primary or St Bernadette's Primary, as well as a range of local parks and playgrounds
- 1km to Mitchell Park Train Station to zip you into the city in a flash
- Moments to Pasadena Foodland, 6-minutes to Castle Plaza, only 8-minutes to Westfield Marion and less than 15-minutes to Brighton and Seacliff beaches

**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 | Marion Zone | GN - General Neighbourhood \\ Land | 267sqm(Approx.) House | 155sqm(Approx.) Built | 2023 Council Rates | \$2,461.32pa Water | \$153.70pa ESL | \$426.45pa