

**3 Ash Avenue, Belair, SA 5052**

**House For Sale**

Wednesday, 12 June 2024



3 Ash Avenue, Belair, SA 5052

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 10**

**Area: 785 m2**

**Type: House**



Dave Sarah Smith  
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Beth Sara  
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## Best Offers By Tues 25th of June 11am (USP)

Positioned on an elevated corner to gaze out at the treetops and lush landscape of Belair, this multi-generational home grants the unique flexibility of three separate wings – ideal for growing families searching for their own privacy within a peaceful setting. From an impressive street frontage, the generous family footprint spans over an incredible 450sqm of total living - offering five bedrooms, 3.5 bathrooms, multiple indoor/outdoor living zones and garaging for up to six vehicles. Forming a secluded retreat for the household heads, the first master bedroom bestows a bay window, built-in robes, ensuite and access to enclosable living zone of lounge and dining/home office. Creating a central hub between here and the three-bedroom kids wing, the spacious open plan kitchen and dining sits upon Tasmanian Oak hardwood floors to provide ample room for every guest and family member to join meals and movie nights in harmonious unison. Undergoing a considerable extension in 2007, yet another generous living area guarantees year-round use with ceiling fans and combustion fire, uniting two outdoor decks and a second master-worthy haven comprising of bedroom, walk-in robe, private balcony and couple's ensuite with corner spa bath. Connecting to a second balcony that wraps around the entire frontage, you'll adore wining and dining out here with an elevated view of the tree canopies and beyond, all while soaking up the sound of birdsong and frequent sightings of koalas. Dual driveways each lead to an undercover carport and under-croft garage - providing a minimum of five secure parking spaces for your tailored combination of vehicles, caravan or boat - whilst another five vehicles can fit off-street! From a position that promises to elevate your lifestyle, enjoy proximity to numerous walking trails through Watiparinga Reserve and Belair National Park, along with an easy 10km city commute via car or train trip from Glenalta Station. Even more to love:

- Solid 1992 custom build, extensively updated and extended in 2007
- 2 Master retreats with built-in robes and large ensuites
- Three-bedroom kids wing featuring three-way bathroom
- Stainless-steel gas cooktop, electric oven rangehood & dishwasher
- 5kW solar system and garden irrigation
- Multiple split system air conditioners, gas heating, ceiling fans & combustion fire
- Enormous under-croft garage with extra high clearance, storage & powder room
- Additional secure double carport with access to powered shed / garage with roller door
- Huge amount of storage throughout including large powered shed & understairs storeroom
- Ducted vacuuming & 2.7m ceilings
- Walking distance to Glenalta train station & Belair Village
- A short drive to both Blackwood shops and Mitcham Village
- Zoned for Blackwood High plus proximity to Belair Primary, St. John's Grammar & Scotch College
- Short drive to Westfield Marion, Southern Expressway, Flinders Uni & Hospital

There are just too many features and positives for us to list about this generous and functional family home – you have to see it to believe it! It's our absolute privilege and pleasure to bring this property to the market. Please call Dave Smith on 0418 896 392 with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you!

Specifications: CT / 5560/804 Council / Mitcham Zoning / HNBuilt / 1992 Land / 785m<sup>2</sup> (approx) Frontage / 27.21m Council Rates / \$2,321.65pa Emergency Services Levy / \$425pa Estimated rental assessment / \$910 - \$1,000 per week / Written rental assessment can be provided upon request Nearby Schools / Belair P.S, Blackwood P.S, Hawthorndene P.S, Eden Hills P.S, Blackwood H.S, Springbank Secondary College, Mitcham Girls H.S, Urrbrae Agricultural 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 | RLA333839