

**3 Monash Avenue, Belair, SA 5052**

**HARRIS**

**House For Sale**

Wednesday, 3 April 2024

3 Monash Avenue, Belair, SA 5052

**Bedrooms: 3**

**Bathrooms: 1**

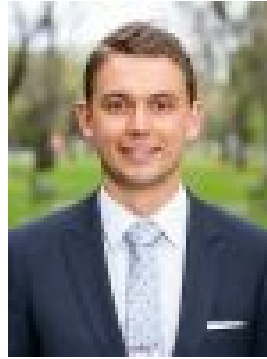
**Parkings: 2**

**Area: 1398 m2**

**Type: House**



Josh Biggs  
0407604041



Jack Hodgson  
0423029621

**\$780k-\$840k**

Best Offers By 12noon Monday 15th April (unless sold prior) Built in 1980 as a love letter to Frank Lloyd Wright, 3 Monash Avenue takes his most iconic design principles – integration with landscape, synergistic architecture, and flowing functionality – to create a truly memorable home. From sweeping waterfall design to rich signature colour scheme, it's completely of its time and utterly timeless simultaneously. You'll never tire of watching light dance across the vast split-level lounge, full-length picture and clerestory windows seamlessly integrating with the treetops and providing the ultimate observation deck across the striking sloped allotment. Wrapped with feature staircase, a combustion heater is sure to keep winters toasty, while awning windows catch gully breezes and cross-ventilate for zero-effort cool summers. Those striking lines continue across timber-lined kitchen, cementing its place as the heart of your home instantly. Stone-look benchtops unite a full suite of stainless-steel appliances, Bosch dishwasher, Miele dual conventional and steam ovens, and ultra-wide gas cooktop sure to please even the most fastidious of master-chefs, extensive pantry elevating the hub even further. Tucked in their own wing, three spacious bedrooms grant total serenity, main boasting walk-in robe. Ensuring no zone goes without the definitive blend of indoors and out, an updated bathroom overlooks private courtyard. A stone-topped timber vanity honours mid-century style, while floor-to-ceiling tiles and freestanding bathtub bring spa-like luxury to your daily routine. Lush established gardens envelope the 1398sqm allotment in botanical bliss, soaring gumtrees canopying endless vignettes to cherish for everything from quiet contemplation to alfresco entertaining or an epic game of hide and seek. Belair National and Shepherds Hill Recreation Parks place a plethora of picnic spots and walking trails at your door for downtime spent exploring, with all the amenities of Belair, Blackwood and Mitcham Square seconds away. With a quick trip to Belair Primary, Blackwood High, St Johns Grammar and Scotch College, the school run has never been more streamlined. Less than 20 minutes to the Adelaide CBD, or harness nearby Belair Train line for an effortless commute. Whether it inspires new appreciation for modernism, or amplifies your existing obsession, it's something special indeed. More to love:

- Double carport
- Concealed European laundry
- Split system air conditioning to lounge and main bedroom
- Additional guest WC
- Security system
- Bathroom updated

2021 Specifications: CT / 6198/773 Council / Mitcham Zoning / HN Built / 1980 Land / 1398 m<sup>2</sup> Frontage / 21.32 m Council Rates / \$1,668.00pa Emergency Services Levy / \$160.35pa SA Water / \$290.00pa Estimated rental assessment / \$630 - \$690 per week / Written rental assessment can be provided upon request

Nearby Schools / Belair P.S, Hawthorndene P.S, Blackwood P.S, Clapham P.S, Blackwood H.S, Mitcham Girls H.S, Springbank Secondary College, Urrbrae Agricultural H.S

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