

3 Pam Street, Beaumont, SA 5066



House For Sale

Wednesday, 29 May 2024

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Bedrooms: 4

Bathrooms: 2

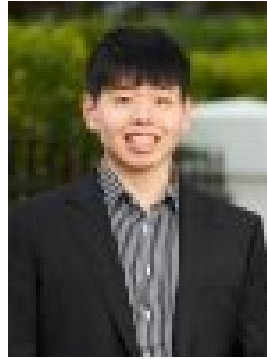
Parkings: 3

Area: 792 m2

Type: House



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Auction On-Site Saturday 15th June 2:00PM

Nestled in the tightly held pocket of Beaumont where scenic conservation parks capture a beautiful backdrop and stunning horizon iconic to this blue-ribbon suburb, 3 Pam Street delivers a flawlessly updated family home of stylish sophistication and open-plan elegance. Behind commanding curb-side presence, enter to a lofty and light-filled formal lounge gliding across gorgeous herringbone timber floors, and helmed by a toasty feature gas fireplace inviting cosy movie nights with the kids right through to relaxed vino-inspired evenings with friends. Blending its spacious contemporary footprint with exquisite modern interior expectations, the designer chef's zone headlines the family and casual meals social hub. Inviting cooking with company and breakfast bar space ready to handle the morning rush as much as Friday night cocktail hour to kickstart your weekends, this wonderfully airy entertaining space spills with natural light through banks of gallery windows, as well as creating effortless alfresco flow to the sunbathed timber-decked patio where summer lunches and balmy evenings take on a quiet tranquillity. With an elevated block enjoying incredible blue-sky and sunset views, dappled here and there with towering gums teeming with birdlife, and an upper decked sitting area with adjoining firepit - there's a superb outdoor ambience and lifestyle here that can't be overstated. Together with exceptional floorplan adaptability that sees a sweeping second level feature 3 bright and airy bedrooms, including the generous master with private ensuite, gleaming main bathroom featuring floor-to-ceiling statement tiles and sumptuous spa bath, as well as a ground floor 4th bedroom or home office - the perfect solution to working from home. Character-lined leafy streets, lush reserves a leisure stroll from your front door, a choice of exclusive public and private schools to pick from, and a raft of local cafés and restaurants enroute to the vibrant Burnside Village, bustling Parade Norwood, and with the CBD a quick 10-minutes door-to-door... don't let a beautiful base in Beaumont slip through your fingers!

FEATURES WE LOVE

- Beautiful formal lounge and dining sailing beneath a lofty, pitched ceiling spilling with natural light
- Family-friendly open-plan entertaining as the designer kitchen, casual meals and living combine for one superb social hub
- Stylishly updated chef's zone flush with sweeping stone bench tops, abundant cabinetry and cupboards, striking contrast cabinetry, and gleaming stainless appliances including 900mm oven and stove top for stress-free cooking
- Light-filled master bedroom featuring gallery windows, plush carpets, BIRs and sparkling ensuite
- 2 additional upstairs bedrooms, both ample-sized and one with handy BIRs
- Gleaming main bathroom featuring separate shower, relaxing spa, and separate WC for added family convenience
- Ground floor home office/study or 4th bedroom option
- Practical laundry with storage, guest WC and powder, ducted AC throughout for year-round comfort, as well as cosy gas fireplace in formal lounge, and bill-busting solar system
- Charming timber-decked alfresco with pergola, feature rock walls, no-mow lawn upper level with second star-gazing patio and firepit
- Commanding curb-side presence, long driveway, easy-care gardens and secure garage with internal mudroom entry

LOCATION

- Wonderful access to nearby reserves including the hugely popular Langman Reserve and Beaumont Common, perfect for morning strolls with the pooch
- Close to scenic Conservation Parks including the iconic Waterfall Gully
- Around the corner from Burnside Primary, moments to Glenunga International, with both Pembroke and St Peter's Girls College as private school options
- Close to nearby cafés, Feathers Hotel, 5-minutes to Burnside Village and a quick 10 to Adelaide's CBD

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 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 | Burnside Zone | HN - Hills Neighbourhood \\ Land | 792sqm (Approx.) House | 218sqm (Approx.) Built | 1995 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa