

**3 Ringarooma Avenue, Myrtle Bank, SA 5064**

**House For Sale**

Friday, 12 April 2024



3 Ringarooma Avenue, Myrtle Bank, SA 5064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 891 m2**

**Type: House**



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## Contact Agent

Auction Sat, 4th May - 11.30am (usp) Sitting on more than 890sqm of Myrtle Bank, it's little wonder this 1920's bungalow laps up its rear addition without compromising a single inch of freedom in its tranquil rear yard with a separate studio to go with plenty of room for outdoor entertainment and relaxation. An extensive, no-expense-spared renovation ensured this previously-extended, solar-driven home is without a doubt in the best shape of its life, flowing like a summer breeze from start to open-plan finish. And it starts with a flawlessly preserved and presented original section, proud of its soaring, intricately decorated ceilings, polished Baltic pine floors, dark timber feature panelling with parquet, colourful lead light windows and large, light-filled rooms that define its flexible floorplan of multiple living zones. In an inspired move, the current owners subtracted the internal walls of the double brick rear addition to add true open-plan living, headlined by its high-spec and stone-topped kitchen, striking engineered timber floors and smooth flow to that rear oasis. They also created sleek, fully-tiled wet areas, including a huge family bathroom and the lavish ensuite off the master bedroom with a walk-in-robe fronted by rustic sliding barn doors. The formal lounge room - overlooking the private, manicured beauty of the front garden - could be another bedroom, ensuring you'll never outgrow this complete family package on the cusp of Unley High School, Mercedes and Seymour Colleges, Mitcham Square and much more. A home with 'forever' written all over it. Features we love...- A beautiful example of the character bungalow, extended and updated to perfection - Enviously placed on a whisper quiet, tree lined street - Ultra-versatile, boundless floorplan and separate rear studio/home office - 28 Solar panels for heavily reduced energy bills - Stunning kitchen with island/breakfast bar, dishwasher, soft-close drawers and gas cooktop - Huge main bathroom with full-height tiling, semi-freestanding bath and frameless walk-in shower - Ducted reverse cycle temperature control - Carport and off-street parking for multiple cars - Beautifully presented landscaped gardens with lawned areas and a range of citrus/fruit trees - Walking distance from public transport - Moments from Frewville Foodland and Burnside Village

CT Reference - 5467/298 Council - City of Unley Council Rates - \$2,535.40 pa SA Water Rates - \$281.43 pq Emergency Services Levy - \$254.10 pa Land Size - 891m<sup>2</sup> approx. Year Built - 1923 Total Build area - 318m<sup>2</sup> approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY – MAKE IT HAPPEN™ RLA 275403